



## Legislation Details (With Text)

|                        |  |                      |   |              |   |
|------------------------|--|----------------------|---|--------------|---|
| <b>File #:</b>         | 20-0525  | <b>Version:</b>      | 0 | <b>Name:</b> | Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 316 East 21st Street |
| <b>Type:</b>           | Ordinance  | <b>Status:</b>       |   |              | Enacted   |
| <b>File created:</b>   | 4/27/2020  | <b>In control:</b>   |   |              | City Council  |
| <b>On agenda:</b>      |  | <b>Final action:</b> |   |              | 8/6/2020  |
| <b>Enactment date:</b> |  | <b>Enactment #:</b>  |   |              | 20-391  |
| <b>Title:</b>          | Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 316 East 21st Street<br>For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 316 East 21st Street (Block 3813, Lot 056), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).   |                      |   |              |   |
| <b>Sponsors:</b>       | Robert Stokes, Sr., Zeke Cohen   |                      |   |              |   |
| <b>Indexes:</b>        | Conditional Use, Conversion, Zoning  |                      |   |              |   |
| <b>Code sections:</b>  |  |                      |   |              |   |
| <b>Attachments:</b>    | 1. Statement of Intent 20-0525, 2. Plat 20-0525, 3. 20-0525~1st Reader, 4. Fire 20-0525, 5. Planning 20-0525, 6. Parking 20-0525, 7. BDC 20-0525, 8. Law 20-0525 Word, 9. Sign Posting Certification Form 20-0525, 10. BMZA 20-0525, 11. HCD 20-0525, 12. DOT 20-0525, 13. Bill Synopsis 20-0525, 14. Hearing Agenda 20-0525, 15. Hearing Minutes 20-0525, 16. Hearing Notes 20-0525, 17. Findings of Fact 20-0525_CU VAR, 18. Findings of Fact 20-0525, 19. 20-0525~3rd Reader Floor Amendment, 20. 20-0525~3rd Reader, 21. 20-0525~Enroller 3rd Reader, 22. Signed Ordinance 20-0525 |                      |   |              |   |

| Date      | Ver. | Action By          | Action  | Result |
|-----------|------|--------------------|---|--------|
| 8/17/2020 | 0    | Mayor              | Signed by Mayor                                     |        |
| 7/27/2020 | 0    | City Council       | Advanced to Enrolled 3rd Reader                     |        |
| 7/20/2020 | 0    | City Council       | 3rd Reader, for final passage                       |        |
| 7/20/2020 | 0    | Land Use Committee | Recommended Favorably                               |        |
| 7/15/2020 | 0    | Land Use Committee | Recommended Favorably                               | Pass   |
| 6/24/2020 | 0    | Land Use Committee | Sign Posting  |        |
| 6/15/2020 | 0    | Land Use Committee | Scheduled for a Public Hearing                      |        |
| 4/30/2020 | 0    | The City Council   | Refer to Parking Authority Board                    |        |
| 4/30/2020 | 0    | The City Council   | Refer to Dept. of Transportation                    |        |
| 4/30/2020 | 0    | The City Council   | Refer to Baltimore Development Corporation          |        |
| 4/30/2020 | 0    | The City Council   | Refer to Fire Department                            |        |
| 4/30/2020 | 0    | The City Council   | Refer to Dept. of Housing and Community Development |        |
| 4/30/2020 | 0    | The City Council   | Refer to City Solicitor                             |        |
| 4/30/2020 | 0    | The City Council   | Refer to Board of Municipal and Zoning Appeals      |        |
| 4/30/2020 | 0    | The City Council   | Refer to Planning Commission                        |        |

|           |   |              |            |
|-----------|---|--------------|------------|
| 4/27/2020 | 0 | City Council | Assigned   |
| 4/27/2020 | 0 | City Council | Introduced |

**Introductory\***  
**City of Baltimore**  
**Council Bill**

Introduced by: Councilmember Stokes

At the request of: Barclay, LLC

Address: c/o Adrian Akerman, 3109 Barclay Street, Baltimore, Maryland 21218

Telephone: 410-371-8090

A Bill Entitled

An Ordinance concerning

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 316 East 21<sup>st</sup> Street**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 316 East 21<sup>st</sup> Street (Block 3813, Lot 056), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

By authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)

Baltimore City Revised Code

(Edition 2000)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 316 East 21<sup>st</sup> Street (Block 3813, Lot 056), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**Section 2. And be it further ordained,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-8 Zoning District, is 1,500 square feet, and the lot area size is approximately 1,125 square feet.

**Section 3. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**Section 4. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.