



## Legislation Details (With Text)

**File #:** 20-0560      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-7 Zoning District - Variances - 2437 Madison Avenue

**Type:** Ordinance      **Status:** Enacted

**File created:** 7/6/2020      **In control:** City Council

**On agenda:**      **Final action:** 9/29/2020

**Enactment date:**      **Enactment #:** 20-402

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-7 Zoning District - Variances - 2437 Madison Avenue  
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-7 Zoning District on the property known as 2437 Madison Avenue (Block 3421, Lot 037), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and gross floor area per unit type requirements.

**Sponsors:** Leon F. Pinkett, III

**Indexes:** Conditional Use, Conversion, Zoning

**Code sections:**

**Attachments:** 1. Statement of Intent 20-0560, 2. Plat 20-0560, 3. 20-0560~1st Reader, 4. PABC 20-0560, 5. Sign Posting Certification Form 20-0560, 6. HCD 20-0560, 7. BMZA 20-0560, 8. Planning 20-056, 9. Law 20-0560, 10. Joint Committee Recommendation - Support Letter, 11. LOS - Support Letter, 12. RHIC Support Letter, 13. JoanPullienUEMNA\_Endorsement - Support Letter, 14. BDC 20-0560 Word, 15. DOT 20-0560, 16. Bill Synopsis 20-0560, 17. Hearing Agenda 20-0560, 18. Hearing Minutes 20-0560, 19. Hearing Notes 20-0560, 20. 2nd Reader Amendments 20-0560, 21. Findings of Fact\_20-0560, 22. 20-0560~3rd Reader, 23. Signed Ordinance 20-0560

Date	Ver.	Action By	Action	Result
10/5/2020	0	Mayor	Signed by Mayor	
9/21/2020	0	City Council	Advanced to 3rd Reader on same day	
9/21/2020	0	City Council	Approved and Sent to the Mayor	
9/21/2020	0	Land Use Committee	Recommended Favorably with Amendment	
8/26/2020	0	Land Use Committee	Recommended Favorably with Amendment	Pass
8/5/2020	0	Land Use Committee	Sign Posting	
7/20/2020	0	Land Use Committee	Scheduled for a Public Hearing	
7/9/2020	0	The City Council	Refer to Planning Commission	
7/9/2020	0	The City Council	Refer to Dept. of Transportation	
7/9/2020	0	The City Council	Refer to Dept. of Housing and Community Development	
7/9/2020	0	The City Council	Refer to Parking Authority Board	
7/9/2020	0	The City Council	Refer to City Solicitor	
7/9/2020	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
7/9/2020	0	The City Council	Refer to Baltimore Development	

7/6/2020	0	City Council	Corporation Introduced
7/6/2020	0	City Council	Assigned

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

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

Introduced by: Councilmember Pinkett  
At the request of: Piston River Success Fund, LLC  
Address: c/o Andrew Hinton, 9253 Pigeonwing Place, Columbia, Maryland 21045  
Telephone: 267-269-0128

A Bill Entitled

An Ordinance concerning  
**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-7 Zoning District - Variances - 2437 Madison Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-7 Zoning District on the property known as 2437 Madison Avenue (Block 3421, Lot 037), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and gross floor area per unit type requirements.

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(c)  
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 4 dwelling units in the R-7 Zoning District on the property known as 2437 Madison Avenue (Block 3421, Lot 037), 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 4 dwelling units, in the R-7 Zoning District, is 3,850 square feet, and the existing lot area is 3,000 square feet.

**Section 3. 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 § 9-703(c) for gross floor area per unit type. In the R-7 Zoning District, a gross floor area of 750 square feet is required for a one-bedroom unit, and 1,000 square feet is required for a two bedroom unit. A one-bedroom unit of approximately 398 square feet is proposed, and three two-bedroom units, each of which will be less than 1,000 square feet, are proposed.

**Section 4. 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 5. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.