



Legislation Details (With Text)

File #:	20-0617	Version:	0	Name:	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1801 Hollins Street
Type:	Ordinance	Status:			Failed
File created:	9/21/2020	In control:			Mayor
On agenda:		Final action:			12/7/2020
Enactment date:		Enactment #:			
Title:	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1801 Hollins 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 1801 Hollins Street (Block 0225, Lot 001), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area size) and off-street parking requirements.				
Sponsors:	John T. Bullock				
Indexes:	Conditional Use, Zoning				
Code sections:					
Attachments:	1. Plat 20-017, 2. Statement of Intent 20-0617, 3. HCD Memo 20-0617, 4. 20-0617~1st Reader, 5. Planning 20-0617, 6. Law 20-0617, 7. PABC 20-0617, 8. BMZA 20-0617, 9. Fire 20-0617, 10. DOT 20-0617, 11. BDC 20-0617, 12. HCD 20-0617, 13. Bill Synopsis 20-0617, 14. Hearing Agenda 20-0617, 15. Hearing Minutes 20-0617, 16. Hearing Notes 20-0617, 17. Findings of Fact_20-0617_CU VAR, 18. 20-0617~3rd Reader				

Date	Ver.	Action By	Action	Result
12/7/2020	0	City Council	Failed	
11/16/2020	0	City Council	Advanced to 3rd Reader on same day	
11/16/2020	0	City Council	Approved and Sent to the Mayor	
11/16/2020	0	Land Use Committee	Recommended Favorably	
11/9/2020	0	Land Use Committee	Recommended Favorably	Pass
10/5/2020	0	Land Use Committee	Scheduled for a Public Hearing	
9/24/2020	0	The City Council	Refer to Parking Authority Board	
9/24/2020	0	The City Council	Refer to Dept. of Transportation	
9/24/2020	0	The City Council	Refer to Fire Department	
9/24/2020	0	The City Council	Refer to Baltimore Development Corporation	
9/24/2020	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
9/24/2020	0	The City Council	Refer to Planning Commission	
9/24/2020	0	The City Council	Refer to Dept. of Housing and Community Development	
9/24/2020	0	The City Council	Refer to City Solicitor	
9/21/2020	0	City Council	Introduced	

9/21/2020

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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 Bullock

At the request of: Van Brooks

Address: 1214 West Lexington Street, Baltimore, Maryland 21223

Telephone: 443-271-1244

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 - Variances - 1801 Hollins 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 1801 Hollins Street (Block 0225, Lot 001), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area size) and off-street parking requirements.

By authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and
16-602 (Table 16-406)

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 1801 Hollins Street (Block 0225, Lot 001), 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 1,250 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 for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

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 30th day after the date it is

enacted.