



Legislation Details (With Text)

File #:	21-0005	Version:	0	Name:	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 810 Argonne Drive
Type:	Ordinance	Status:			Enacted
File created:	1/11/2021	In control:			Baltimore City Council
On agenda:		Final action:			3/31/2021
Enactment date:		Enactment #:			21-008
Title:	<p>Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 810 Argonne Drive</p> <p>For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat; providing for a special effective date; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements.</p>				
Sponsors:	Mark Conway				
Indexes:	Conditional Use, Zoning				
Code sections:					
Attachments:	1. Statement of Intent 21-0005, 2. Plat 21-0005, 3. 21-0005~1st Reader, 4. Planning 21-0005, 5. Fire 21-0005, 6. Public Notice Instructions 21-0005 CU, 7. Parking 21-0005, 8. BDC 21-0005, 9. LAW 21-0005, 10. Sign Certification 21-0005, 11. DOT 21-0005, 12. DHCD 21-0005, 13. BMZA 21-0005, 14. Hearing Packet 21-0005 C, 15. Hearing Agenda - 21-0005, 16. Hearing Minutes - 21-0005, 17. Hearing Notes - 21-0005, 18. Findings of Fact_21-0005_CU VAR, 19. 21-0005~3rd Reader, 20. Signed Ordinance 21-0005				

Date	Ver.	Action By	Action	Result
4/5/2021	0	Mayor	Signed by Mayor	
3/22/2021	0	Baltimore City Council	Approved and Sent to the Mayor	
3/8/2021	0	Baltimore City Council	3rd Reader, for final passage	
3/8/2021	0	Economic and Community Development	Recommended Favorably	
3/2/2021	0	Economic and Community Development	Recommended Favorably	Pass
2/9/2021	0	Economic and Community Development	Sign Posting	
1/25/2021	0	Economic and Community Development	Scheduled for a Public Hearing	
1/14/2021	0	Baltimore City Council	Refer to Parking Authority Board	
1/14/2021	0	Baltimore City Council	Refer to Dept. of Transportation	
1/14/2021	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
1/14/2021	0	Baltimore City Council	Refer to Fire Department	
1/14/2021	0	Baltimore City Council	Refer to Baltimore Development Corporation	
1/14/2021	0	Baltimore City Council	Refer to Board of Municipal and Zoning	

1/14/2021	0	Baltimore City Council	Appeals
1/14/2021	0	Baltimore City Council	Refer to Planning Commission
1/11/2021	0	Baltimore City Council	Refer to City Solicitor
1/11/2021	0	Baltimore City Council	Assigned
1/11/2021	0	Baltimore City Council	Introduced

* **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 Conway

At the request of: 810 Argonne, LLC

Address: c/o Carine Todmia, 3114 Lavall Court, Glenarden, Maryland 20774

Telephone: 310-916-2380

A Bill Entitled

An Ordinance concerning

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 810 Argonne Drive

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat; providing for a special effective date; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, 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(c), 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-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), 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-7 Zoning District, is 2,200 square feet, and the lot area size is 1,736 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(c) for gross floor area per unit type, as 750 square feet are required for each 1-bedroom unit, and one of the proposed bedroom units will be less than 750 square feet of floor area.

Section 4. 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 5. 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 6. And be it further ordained, That this Ordinance takes effect on the date it is enacted.