



## Legislation Details (With Text)

**File #:** 21-0076      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1049 Brantley Avenue

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

**File created:** 5/3/2021      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 11/15/2021

**Enactment date:**      **Enactment #:** 21-062

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1049 Brantley Avenue  
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 1049 Brantley Avenue (Block 0115, Lot 069), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

**Sponsors:** John T. Bullock

**Indexes:** Conditional Use, Zoning

**Code sections:**

**Attachments:** 1. Statement of Intent 21-0076, 2. Plat 21-0076, 3. Zoning Administrator Memo 21-0076, 4. 21-0076~1st Reader, 5. Fire 21-0076, 6. BDC 21 0076, 7. PABC 21-0076, 8. BMZA 21-0076, 9. Planning 21-0076, 10. Certificate of Posting 21-0076, 11. Certificate of Mailing 21-0076, 12. 21-0076 Certification of Posting Pic 2, 13. Law 21-0076, 14. DHCD 21-0076, 15. 21-0076 Agenda, 16. 21-0076 Public Notice Instructions, 17. 21-0076 Bill Synopsis, 18. 21-0076 Hearing Notes, 19. 21-0076 Voting Form, 20. 21-0076 Minutes, 21. Findings of Fact\_21-0076\_CU VAR, 22. DOT 21-0076, 23. 2nd Reader Amendments 21-0076, 24. Findings of Fact\_21-0076\_CU VAR, 25. 21-0076~3rd Reader, 26. Completed Ordinance 21-0076

Date	Ver.	Action By	Action	Result
12/6/2021	0	Mayor	Signed by Mayor	
10/4/2021	0	Baltimore City Council	Approved and Sent to the Mayor	
9/20/2021	0	Economic and Community Development	Recommended Favorably with Amendment	
9/20/2021	0	Baltimore City Council	3rd Reader, for final passage	
9/14/2021	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
8/16/2021	0	Economic and Community Development	Sign Posting	
7/19/2021	0	Economic and Community Development	Scheduled for a Public Hearing	
5/6/2021	0	Baltimore City Council	Refer to Dept. of Transportation	
5/6/2021	0	Baltimore City Council	Refer to Parking Authority Board	
5/6/2021	0	Baltimore City Council	Refer to Planning Commission	
5/6/2021	0	Baltimore City Council	Refer to Fire Department	
5/6/2021	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
5/6/2021	0	Baltimore City Council	Refer to Baltimore Development	

5/6/2021	0	Baltimore City Council	Corporation Refer to City Solicitor
5/6/2021	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
5/3/2021	0	Baltimore City Council	Assigned
5/3/2021	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 Bullock

At the request of: Ronald Anderson

Address: 2232 N. Calvert Street, Baltimore, MD 21218

Telephone: 443-983-4574

### **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 - 1049 Brantley Avenue**

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 1049 Brantley Avenue (Block 0115, Lot 069), 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 1049 Brantley Avenue (Block 0115, Lot 069), 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 1,050 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.