



Legislation Details (With Text)

File #: 23-0361 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1613 Edmondson Avenue

Type: Ordinance **Status:** Enacted

File created: 2/27/2023 **In control:** Baltimore City Council

On agenda: **Final action:** 12/4/2023

Enactment date: **Enactment #:** 23-281

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1613 Edmondson 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 1613 Edmondson Avenue (Block 122, Lot 025), as outlined in red on the accompanying plat; and providing for a special effective date.

Sponsors: John Bullock

Indexes: Conditional Use, Conversion, Variances, Zoning

Code sections:

Attachments: 1. 1613 Edmondson Avenue - Community Letter of Support, 2. 1613 Edmondson Avenue - Plat, 3. 1613 Edmondson Avenue - Zoning Administrator Memo, 4. 1613 Edmondson Avenue - Zoning Statement of Intent, 5. 23-0361~1st Reader, 6. PABC 23-0361, 7. BDC 23-0361, 8. Planning 23-0361, 9. Sign Posting Image - 1 of 2, 10. Sign Posting Image - 2 of 2, 11. Certificate of Posting 23-0361, 12. DHCD 23-0361, 13. LAW 23-0361_Cond. Use 1613 Edmondson, 14. DOT 23-0361, 15. Voting Record 23-0361, 16. ECD Hearing Notes 23-0361, 17. 23-0361 - Meeting Minutes - 10-10-23, 18. Fire 23-0361, 19. 23-0361~3rd Reader, 20. 23-0361 Signed, 21. 23-281 Completed Ordinance 23-0361

Date	Ver.	Action By	Action	Result
12/7/2023	0	Mayor	Signed by Mayor	
10/30/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
10/16/2023	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
10/16/2023	0	Economic and Community Development	Recommended Favorably	
10/10/2023	0	Economic and Community Development	Recommended Favorably	Pass
9/19/2023	0	Economic and Community Development	Sign Posting	
9/18/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
3/2/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
3/2/2023	0	Baltimore City Council	Refer to Dept. of Transportation	
3/2/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
3/2/2023	0	Baltimore City Council	Refer to Parking Authority	
3/2/2023	0	Baltimore City Council	Refer to Fire Department	

3/2/2023	0	Baltimore City Council	Refer to City Solicitor
3/2/2023	0	Baltimore City Council	Refer to Planning Commission
3/2/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
2/27/2023	0	Baltimore City Council	Assigned
2/27/2023	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: c/o Olufisayo Oketunji; OKET Development LLC
Address: 8502 Rehoboth Court, Vienna, Virginia 22182
Telephone: (301) 335-9225

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 - 1613 Edmondson 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 1613 Edmondson Avenue (Block 122, Lot 025), as outlined in red on the accompanying plat; and providing for a special effective date.

By authority of

Article - Zoning
Sections §§ 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-703(f), 9-701(2), 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 1613 Edmondson Avenue (Block 122, Lot 025), 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 1,472.5 square feet, thus requiring a variance of 1.8%.

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 date it is enacted.