



## Legislation Details (With Text)

<b>File #:</b>	23-0439	<b>Version:</b>	0	<b>Name:</b>	Zoning - Variance - Side Yard - 6709 Western Run Drive
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>In control:</b>	In Committee
<b>File created:</b>	10/16/2023	<b>Final action:</b>		<b>Enactment #:</b>	Economic and Community Development
<b>On agenda:</b>		<b>Enactment date:</b>		<b>Enactment #:</b>	
<b>Title:</b>	Zoning - Variance - Side Yard - 6709 Western Run Drive For the purpose of granting a variance from certain side yard regulations in the R-1E Zoning District for the expansion of a residential dwelling on the property known as 6709 Western Run Drive (Block 4250, Lot 016), as outlined in red on the accompanying plat.				
<b>Sponsors:</b>	Isaac "Yitzzy" Schleifer				
<b>Indexes:</b>	Side Yard, Zoning				
<b>Code sections:</b>					
<b>Attachments:</b>	1. 6709 Western Run Dr - Plat, 2. 6709 Western Run Dr - Zoning Statement of Intent, 3. 23-0439~1st Reader, 4. DHCD 23-0439, 5. DOT 23-0439, 6. PABC 23-0439, 7. #23-0439 - Planning Commission, 8. BDC 23-0439, 9. Sign Posting Certification 23-0439 Western Run Dr., 10. 23-0439 Law, 11. BMZA 23-0439, 12. 23-0439 - Hearing Packet, 13. ECD Hearing Notes 23-0439 02-06-2024				

Date	Ver.	Action By	Action	Result
1/14/2024	0	Economic and Community Development	Sign Posting	
12/18/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
10/19/2023	0	Baltimore City Council	Refer to Dept. of Transportation	
10/19/2023	0	Baltimore City Council	Refer to Parking Authority Board	
10/19/2023	0	Baltimore City Council	Refer to City Solicitor	
10/19/2023	0	Baltimore City Council	Refer to Dept. of Planning	
10/19/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
10/19/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
10/19/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
10/16/2023	0	Baltimore City Council	Assigned	
10/16/2023	0	Baltimore City Council	Introduced	
10/16/2023	0	Economic and Community Development	Scheduled for a Public Hearing	

\* **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 Schleifer  
At the request of: Hillel Tendler  
Address: 6709 Western Run Drive, Baltimore, Maryland 21221  
Telephone: (410) 336-1500

## A Bill Entitled

An Ordinance concerning

### **Zoning - Variance - Side Yard - 6709 Western Run Drive**

For the purpose of granting a variance from certain side yard regulations in the R-1E Zoning District for the expansion of a residential dwelling on the property known as 6709 Western Run Drive (Block 4250, Lot 016), as outlined in red on the accompanying plat.

By authority of

Article - Zoning

Section(s) 5-201(a), 5-305(a), 5-308, 8-401 (Table 8-401 (R-1E))

Baltimore City Revised Code  
(Edition 2000)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, for that property known as 6709 Western Run Drive (Block 4250, Lot 016), permission is granted for a variance from the minimum interior-side yard requirements of § 8-401 (Table 8-401: Detached and Semi-Detached Residential Districts - Bulk and Yard Regulations), as the minimum interior-side yard setback requirement for a Dwelling: Detached, in the R-1E Zoning District, is 10 feet, and the rear yard setback is 4 feet, thus requiring a variance of 66.66%.

**Section 2. 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 3. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.