



Legislation Details (With Text)

File #: 24-0571 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances 730 East Preston Street

Type: Ordinance **Status:** Enacted

File created: 7/22/2024 **In control:** Baltimore City Council

On agenda: **Final action:** 9/4/2024

Enactment date: **Enactment #:** 24-393

Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances 730 East Preston 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 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

Sponsors: Robert Stokes, Sr.

Indexes: Conditional Use, Conversion, Variances, Zoning

Code sections:

Attachments: 1. 730 E. Preston - Statement of Intent, 2. 730 E. Preston - Plat, 3. 730 E. Preston - Community Letter of Support, 4. 24-0571~1st Reader, 5. Sign Certification Form 24 0571, 6. Planning Commission - 24-0571, 7. LAW 24-0571, 8. BDC 24-0571, 9. BMZA 24-0571, 10. DHCD 24-0571, 11. BCFD 24-0571, 12. DOT 24-0571, 13. PABC 24-0571, 14. Findings of Fact_24-0571, 15. 24-0571~3rd Reader, 16. Plat 24-0571, 17. 24-0571 Signed, 18. Plat 24-0571, 19. Completed Ordinance 24-0571 - 24-393

Date	Ver.	Action By	Action	Result
10/7/2024	0	Mayor	Signed by Mayor	
9/30/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
9/16/2024	0	Ways and Means	Recommended Favorably	
9/16/2024	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
9/10/2024	0	Ways and Means	Recommended Favorably	Pass
8/19/2024	0	Ways and Means	Sign Posting	
7/25/2024	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
7/25/2024	0	Baltimore City Council	Refer to Planning Commission	
7/25/2024	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
7/25/2024	0	Baltimore City Council	Refer to Fire Department	
7/25/2024	0	Baltimore City Council	Refer to Baltimore Development Corporation	
7/25/2024	0	Baltimore City Council	Refer to Dept. of Transportation	
7/25/2024	0	Baltimore City Council	Refer to Parking Authority Board	
7/25/2024	0	Baltimore City Council	Refer to City Solicitor	

7/22/2024	0	Baltimore City Council	Introduced
7/22/2024	0	Baltimore City Council	Assigned
7/22/2024	0	Ways and Means	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 Stokes
At the request of: ReBuild Johnston Square Phase 1 LLC
Address: c/o Drew E. Tildon, Esq.
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, Suite 21st Fl.
Baltimore, Maryland 21201
Telephone: (410) 727-6600

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 730 East Preston 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 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

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 730 East Preston Street (Block 1142B, Lot 028), 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 structure 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 1,400 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 the proposed 1-bedroom unit 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.