



Legislation Text

File #: 13-0272, Version: 0

**City of Baltimore
Ordinance
Council Bill 13-0272**

Introduced by: Councilmember Branch

At the request of: Family Recovery Program, Inc.

Address: c/o Jocelyn Gainers, 239 North Gay Street, Baltimore, Maryland 21202

Telephone: 443-692-0090

Introduced and read first time: October 7, 2013

Assigned to: Land Use and Transportation Committee

Committee

Report: Favorable with amendments

Council action: Adopted

Read second time: February 23, 2015

An Ordinance Concerning

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to a 23-Family Dwelling Unit in the R-7 R-8 Zoning District - Variances - 1209 North Rose Street

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 23-family dwelling unit in the R-7 R-8 Zoning District on the property known as 1209 North Rose Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size, ~~yard, floor area ratio,~~ and certain off-street parking requirements.

By authority of

Article - Zoning

Section(s) 3-305(b)(3), 14-102, 15-101, 15-202, ~~15-203, 15-204,~~ 15-208, 15-214, 15-218,
and 15-219

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 23-family dwelling unit on the property known as 1209 North Rose Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)(3) and 14-102, 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 Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202, 15-218, and 15-219, the City Council grants a variance from the lot area requirements of ~~25,300~~ 17,250 square feet to permit a minimum lot area of 15,678 square feet (variance from the requirements of § ~~4-1006(a)~~ 4-1106(a) of the Zoning Code of Baltimore City).

Section 3. And be it further ordained, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by §§ ~~15-101, 15-203, 15-218, and 15-219,~~ the City Council grants a variance from the front yard requirement of 20 feet to 2 feet and a variance from the interior side yard requirement of 15 feet to 0 feet (variance from the requirements of § ~~4-1007(a)~~ of the Zoning Code of Baltimore City).

~~Section 4. And be it further ordained, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, 15-218, and 15-219, the City Council grants a variance from the Floor Area Ratio of 1.2 to 1.9 (variance from the requirements of § 4-1008(a) of the Zoning Code of Baltimore City).~~

Section 5 3. And be it further ordained, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-208, 15-218, and 15-219, the City Council grants a variance from the requirement of 23 vehicle parking spaces (22 parking spaces required after the bicycle parking offset) to 7 vehicle parking spaces (variance from the requirements of § 10-405 of the Zoning Code of Baltimore City).

Section 6 4. And be it further ordained, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, ~~15-214, 15-208,~~ 15-218, and 15-219, the City Council grants a variance to permit access to the off-street parking from an alley that is less than the required 15 feet in width (variance from the requirements of § 10-306(a)(2) of the Zoning Code of Baltimore City).

Section 7 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 8 6. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.

Certified as duly passed this ____ day of _____, 20__

City Council President, Baltimore

Certified as duly delivered to Her Honor, the Mayor,

this ____ day of _____, 20__

Chief Clerk

Approved this ____ day of _____, 20__

Mayor, Baltimore City

