*** 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 Clarke
At the request of: Think Tink Property Solutions, LLC
Address: c/o Joseph Haney, 841 East Fort Avenue #203, Baltimore, Maryland 21230
Telephone: 443-977-9740

A Bill Entitled

An Ordinance concerning
Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 645 McKewin 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-7 Zoning District on the property known as 645 McKewin Avenue (Block 4058, Lot 032), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off-street parking requirements.

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-7 Zoning District on the property known as 645 McKewin Avenue (Block 4058, Lot 032), 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-7 Zoning District, is 2,200 square feet, and the lot area size is 1,365 square feet, thus requiring a variance of 37%.

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 30th day after the date it is enacted.

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