



## Legislation Details (With Text)

<b>File #:</b>	21-0111	<b>Version:</b>	0	<b>Name:</b>	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2312 Eutaw Place
<b>Type:</b>	Ordinance	<b>Status:</b>			Enacted
<b>File created:</b>	7/19/2021	<b>In control:</b>			Baltimore City Council
<b>On agenda:</b>		<b>Final action:</b>			1/14/2022
<b>Enactment date:</b>		<b>Enactment #:</b>			22-108
<b>Title:</b>	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2312 Eutaw Place For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2312 Eutaw Place (Block 3424, Lot 027), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).				
<b>Sponsors:</b>	James Torrence				
<b>Indexes:</b>	Conditional Use, Variances, Zoning				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Plat 21-0111, 2. Statement of Intent 21-0111, 3. 21-0111~1st Reader, 4. Planning 21-0111, 5. BDC 21-0111, 6. Law 21-0111, 7. Sign Picture for Property, 8. 21-0111 Public Notice Instructions, 9. Certificate of Posting with sign included, 10. DHCD 21-0111, 11. DOT 21-0111, 12. PABC 21-0111, 13. Fire 21-0111, 14. 21-0111 Agenda, 15. 21-0111 Bill Synopsis, 16. 21-0111 Voting Form, 17. 21-0111 Hearing Notes, 18. 21-0111 Findings of Facts, 19. 21-0111 Minutes, 20. 21-0111 Findings of Facts, 21. 2nd Reader Floor Amendments 21-0111, 22. 21-0111~ 3rd Reader, 23. BMZA 21-0111, 24. 21-0111 Signed, 25. Completed Ordinance 21-0111				

Date	Ver.	Action By	Action	Result
1/24/2022	0	Mayor	Signed by Mayor	
11/15/2021	0	Baltimore City Council	Approved and Sent to the Mayor	
11/1/2021	0	Baltimore City Council	3rd Reader, for final passage	
11/1/2021	0	Economic and Community Development	Recommended Favorably with Amendment	
10/19/2021	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
9/25/2021	0	Economic and Community Development	Sign Posting	
9/13/2021	0	Economic and Community Development	Scheduled for a Public Hearing	
7/22/2021	0	Baltimore City Council	Refer to Fire Department	
7/22/2021	0	Baltimore City Council	Refer to Baltimore Development Corporation	
7/22/2021	0	Baltimore City Council	Refer to Parking Authority Board	
7/22/2021	0	Baltimore City Council	Refer to Dept. of Transportation	
7/22/2021	0	Baltimore City Council	Refer to City Solicitor	
7/22/2021	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	

7/22/2021	0	Baltimore City Council	Refer to Planning Commission
7/22/2021	0	Baltimore City Council	Refer to Dept. of Housing and Community Development
7/19/2021	0	Baltimore City Council	Introduced
7/19/2021	0	Baltimore City Council	Assigned

\* **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 Torrence  
At the request of: Dr. Marilyn Francis Walker  
Address: 7704 Locust Lane, Fort Washington, MD 20744  
Telephone: 301-452-0732

### **A Bill Entitled**

An Ordinance concerning

### **Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2312 Eutaw Place**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2312 Eutaw Place (Block 3424, Lot 027), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

By authority of

Article - Zoning

Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d) 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 3 dwelling units in the R-7 Zoning District on the property known as 2312 Eutaw Place (Block 3424, Lot 027), 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 3 dwelling units, in the R-7 Zoning District, is 3,300 square feet, and the lot area size is approximately 2810.5 square feet.

**Section 3. 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 4. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.