



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Text

File #: 21-0111, Version: 0

\* **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.