

Becky Witt
Board of Municipal & Zoning Appeals
417 E. Fayette Street, Suite 922
Baltimore, MD 21202
BMZA@baltimorecity.gov



CC: Office of the Zoning Administrator, 7th District Councilman James Torrece

May 4, 2025

Re: Application for 3224 Auchentoroly Terrace

Dear Director Witt,

The New Auchentoroly Terrace Association, Inc. (ATA) supports the request to use 3224 Auchentoroly Terrace Baltimore Maryland as a multi-family dwelling consisting of two units. This home is located in the Auchentoroly Terrace neighborhood for which we are the representative community association.

Since last October, the New Auchentoroly Terrace Association has engaged in discussions with Chase Hoffberger regarding the proposed conversion by his client, Via Companies LLC, of 3224 Auchentoroly Terrace from a single-family dwelling to a multi-family dwelling with two dwelling units.

Via Companies has provided our association's Land Use Committee with floor plans and answered questions about the proposed conversion. The group has adjusted their plans for redevelopment to better meet the density preferences of our committee and community. Our committee has also reviewed the zoning memo from the Zoning Administrator. We understand that the conversion of this property requires only a variance for one off-street parking space.

Because this property is a single-family dwelling in an R-7 zoning district, legislation is required to allow for this conversion. We write to express our support for the conversion, and we hope that you will work with Mr. Hoffberger and Via Companies to introduce legislation that will allow for the thoughtful rehabilitation of this property.

Should there be additional questions, please contact ATA at auchentorolyterraceassociation@gmail.com.

Respectfully,

Michael Grooms
Land Use Committee Chair

Graham Coreil-Allen
Land Use Committee

New Auchentoroly Terrace Association, Inc.
3201 Tioga Parkway, Suite P, Baltimore, MD 21215