

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 19-0445**

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Introduced by: Councilmember Pinkett  
At the request of: Mia Bartee  
Address: 817 Chauncey Avenue, Baltimore, Maryland 21217  
Telephone: 443-769-8477  
Introduced and read first time: September 9, 2019  
Assigned to: Land Use Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: January 27, 2020

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**AN ORDINANCE CONCERNING**

1                   **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
2                   **2 Dwelling Units in the R-7 Zoning District – Variance – 817 Chauncey Avenue**

3           FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
4           dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 817  
5           Chauncey Avenue (Block 3463A, Lot 013), as outlined in red on the accompanying plat; and  
6           granting a variance from certain bulk (lot area size) requirements.

7           BY authority of  
8           Article 32 - Zoning  
9           Sections 5-201(a) ~~and~~, 5-305(a), 5-308, 9-401 (Table 9-401), and 9-701(2)  
10          Baltimore City Revised Code  
11          (Edition 2000)

12          **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13          permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
14          the R-7 Zoning District on the property known as 817 Chauncey Avenue (Block 3463A, Lot  
15          013), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
16          City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
17          with all applicable federal, state, and local licensing and certification requirements.

18          **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
19          305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401  
20          (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as  
21          the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning District, is 2,200  
22          square feet, and the lot area size is 1,995 square feet, thus requiring a variance of approximately  
23          9%.

24          **SECTION ~~2~~ 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
25          accompanying plat and in order to give notice to the agencies that administer the City Zoning

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.

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1 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
2 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
3 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
4 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
5 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
6 the Zoning Administrator.

7 **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
8 day after the date it is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Mayor, Baltimore City