

CITY OF BALTIMORE
ORDINANCE **22 · 108**
Council Bill 21-0111

Introduced by: Councilmember Torrence
At the request of: Dr. Marilyn Francis Walker
Address: 7704 Locust Lane, Fort Washington, MD 20744
Telephone: (301) 452-0732

Introduced and read first time: July 19, 2021

Assigned to: Economic and Community Development Committee

Committee Report: Favorable, with amendments

Council action: Adopted

Read second time: November 15, 2021

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2 **3 Dwelling Units in the R-7 Zoning District – ~~Variance~~–**
3 **2312 Eutaw Place**

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

8 BY authority of

9 Article - Zoning

10 Section(s) ~~5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), and~~ 9-701(2), ~~and 9-703(d)~~

11 Baltimore City Revised Code

12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in
15 the R-7 Zoning District on the property known as 2312 Eutaw Place (Block 3424, Lot 027), as
16 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
17 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
18 all applicable federal, state, and local licensing and certification requirements.

19 ~~SECTION 2. AND BE IT FURTHER ORDAINED,~~ That pursuant to the authority granted by §§ 5-
20 305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401
21 ~~(Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as~~
22 ~~the minimum lot size requirement for 3 dwelling units, in the R-7 Zoning District, is 3,300~~
23 ~~square feet, and the lot area size is approximately 2810.5 square feet.~~

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.

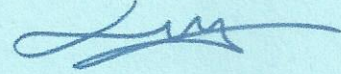
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1 ~~SECTION 3~~ **SECTION 2.** AND BE IT FURTHER ORDAINED, That as evidence of the authenticity
2 of the accompanying plat and in order to give notice to the agencies that administer the City
3 Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City
4 Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign
5 the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat
6 to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 ~~SECTION 4~~ **SECTION 3.** AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on
10 the 30th day after the date it is enacted.

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Certified as duly passed this 15 day of November, 2021



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 15 day of November, 2021

Katrina B. Austin

Chief Clerk

Approved this 14th day of January, 2022

Brandon M. Scott

Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 19th Day of November, 2021.

Elena R DiPietro

Chief Solicitor