

**CITY OF BALTIMORE
COUNCIL BILL 22-0320
(First Reader)**

Introduced by: Councilmember Cohen

At the request of: Huifen Li

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Introduced and read first time: December 5, 2022

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Board of Municipal and Zoning Appeals, Planning Commission, Department of Transportation, Parking Authority of Baltimore City, Fire Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
3 **to 2 Dwelling Units in the R-7 Zoning District – Variances –**
4 **427 Gusryan Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as
7 427 Gusrayn Street (Block 6345, Lot 037), as outlined in red on the accompanying plat; and
8 granting variances from certain bulk regulations (lot area size).

9 BY authority of

10 Article - Zoning

11 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), and 9-701(2)

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
16 the R-7 Zoning District on the property known as 427 Gusrayn Street (Block 6345, Lot 037), as
17 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
19 all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
21 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of
22 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
23 Regulations), as the minimum lot size requirement for 2 dwelling units, in R-7 Zoning District,
24 is 2,200 square feet, and the lot area size is 1,472 square feet, thus requiring a variance of 33.1%.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 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. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
10 after the date it is enacted.