

**Introduced by:** Councilmember Pinkett

**At the request of:** Elliott Pratt

Address: 2310 Eutaw Place, Baltimore, Maryland 21217

Telephone: 410-844-1185

**Prepared by:** Department of Legislative Reference

**Date:** July 17, 2019

**Referred to:** LAND USE AND Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0419

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 –  
2310 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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

BY authority of

Article 32 - Zoning

Sections 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)



**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

_____	Baltimore City Public School System	_____	Department of Public Works
_____	Baltimore Development Corporation	_____	Department of Real Estate
_____	City Solicitor	_____	Department of Recreation and Parks
_____	Comptroller's Office	_____	Department of Transportation
_____	Department of Audits	_____	Fire Department
_____	Department of Finance	_____	Health Department
_____	Department of General Services	_____	Mayor's Office of Employment Development
_____	Department of Housing and Community Development	_____	Mayor's Office of Human Services
_____	Department of Human Resources	_____	Mayor's Office of Information Technology
_____	Department of Planning	_____	Office of the Mayor
_____	Other: _____	_____	Police Department
_____	Other: _____	_____	Other: _____
_____	Other: _____	_____	Other: _____
_____	Board of Estimates	_____	Environmental Control Board
_____	Board of Ethics	_____	Fire & Police Employees' Retirement System
_____	Board of Municipal and Zoning Appeals	_____	Labor Commissioner
_____	Comm. for Historical and Architectural Preservation	_____	Parking Authority Board
_____	Commission on Sustainability	_____	Planning Commission
_____	Employees' Retirement System	_____	Wage Commission
_____	Other: _____	_____	Other: _____
_____	Other: _____	_____	Other: _____
_____	Other: _____	_____	Other: _____

**Boards and Commissions**

CITY OF BALTIMORE  
ORDINANCE **19-323**  
Council Bill 19-0419

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Introduced by: Councilmember Pinkett  
At the request of: Elliott Pratt  
Address: 2310 Eutaw Place, Baltimore, Maryland 21217  
Telephone: 410-844-1185  
Introduced and read first time: July 22, 2019  
Assigned to: Land Use Committee

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: November 18, 2019

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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                   2310 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 2310  
6 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; ~~and~~  
7 ~~granting a variance from certain bulk (lot area) regulations.~~

8 BY authority of  
9 Article 32 - Zoning  
10 Sections 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 2310 Eutaw Place (Block 3424, Lot 026), 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 ~~201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the~~  
21 ~~requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk~~  
22 ~~and Yard Regulations) and § 9-703(d) for the lot area size, as a lot area of 3,300 square feet is~~  
23 ~~required for 3 dwelling units, and the lot is approximately 2,820 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.

Council Bill 19-0419

1 SECTION 32. 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 43. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup>  
10 day after the date it is enacted.

DEC 02 2019

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

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


Certified as duly delivered to His Honor, the Mayor,

DEC 02 2019


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

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

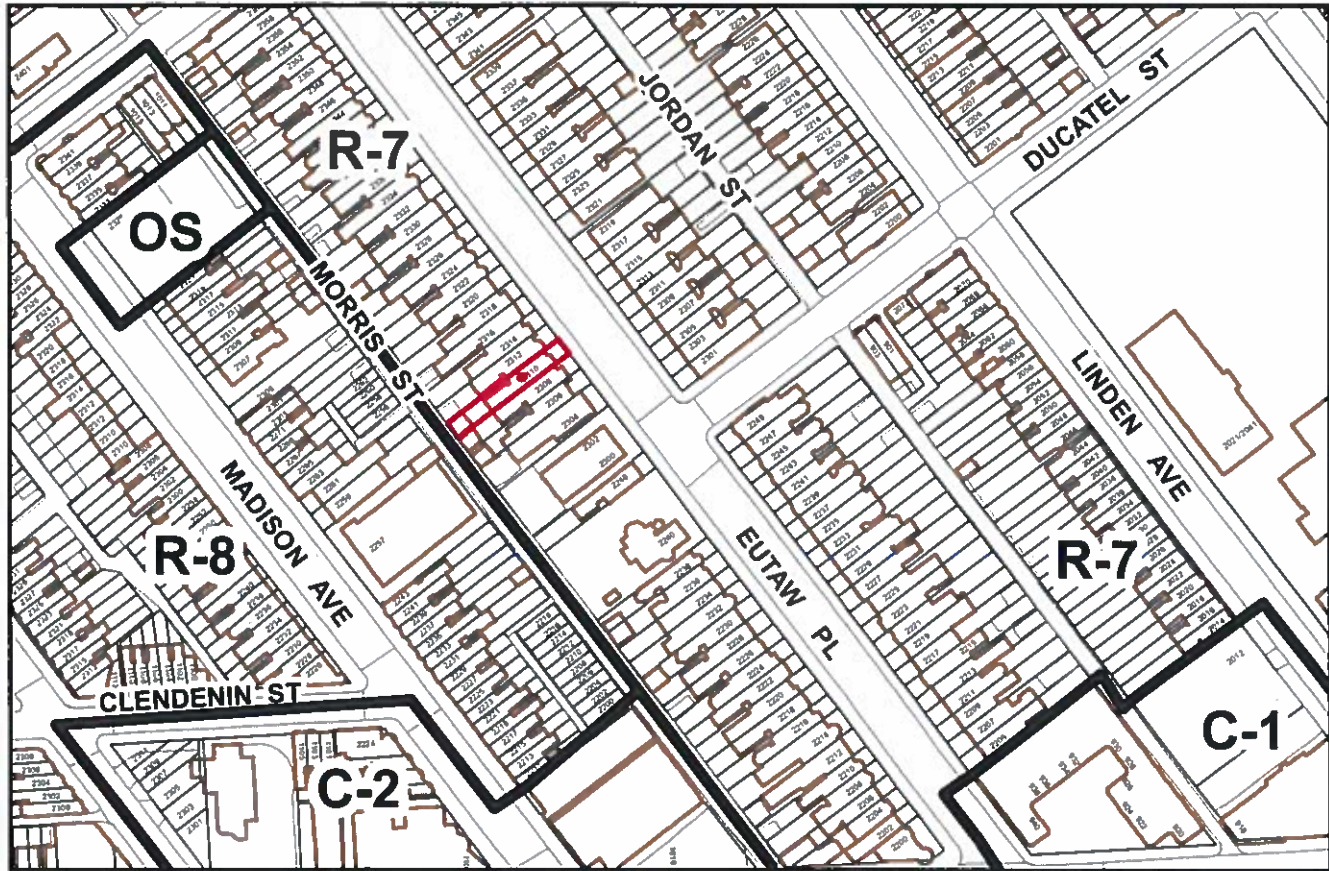
Approved this 18<sup>th</sup> day of Dec, 2019

  
\_\_\_\_\_  
Mayor, Baltimore City

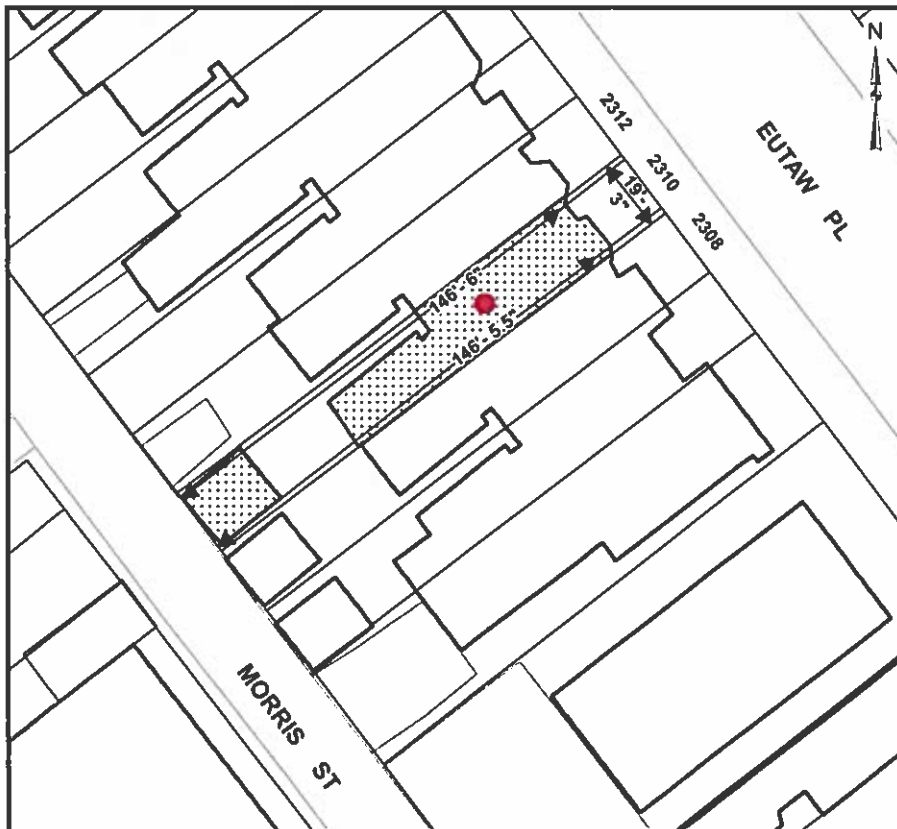
Approved For Form and Legal Sufficiency  
This 18<sup>th</sup> Day of December 2019

  
\_\_\_\_\_  
Chief Solicitor

**SHEET NO. 44 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 2310 EUTAW PLACE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-7 Zoning District, As Outlined In Red Above.

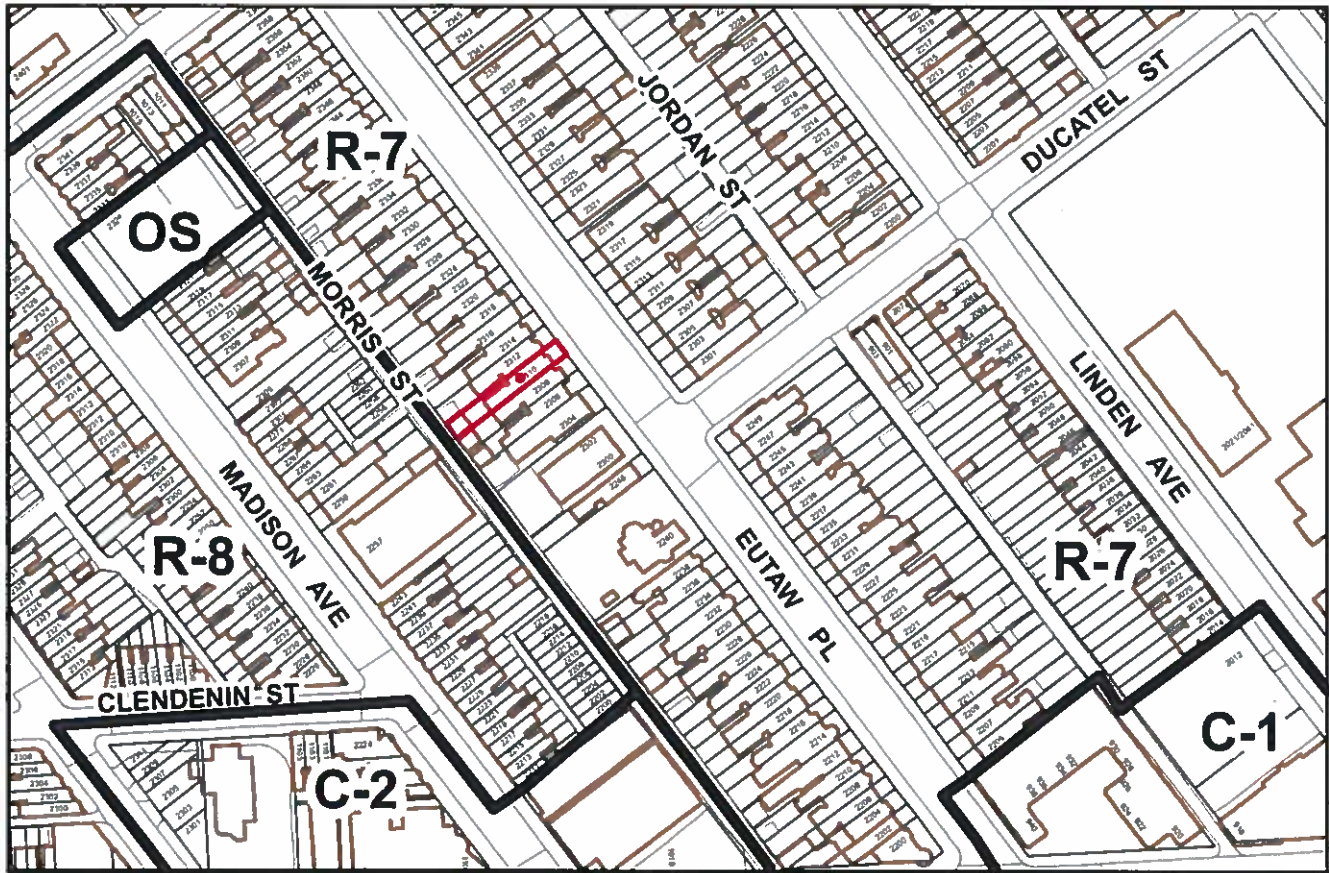
WARD 13 SECTION 8  
BLOCK 3424 LOT 26

*[Signature]*  
MAYOR

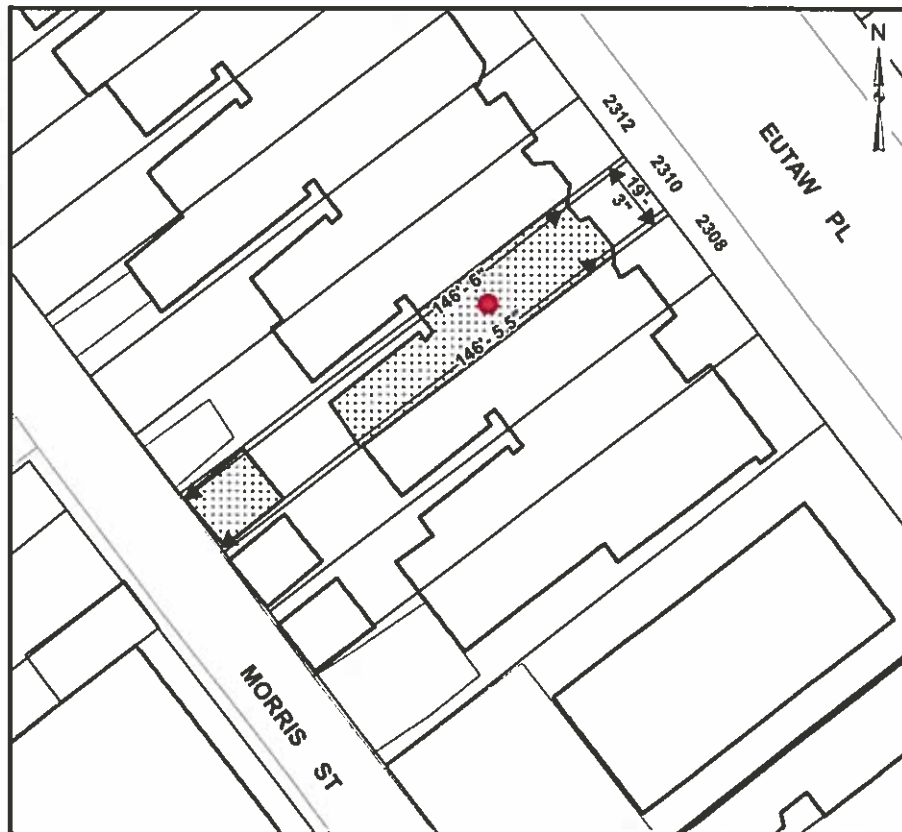
*[Signature]*  
PRESIDENT CITY COUNCIL



**SHEET NO. 44 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 2310 EUTAW PLACE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-7 Zoning District, As Outlined In Red Above.

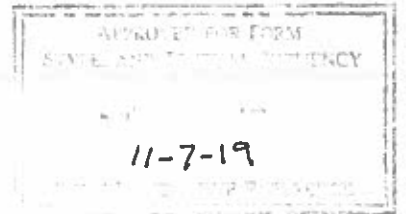
WARD 13                      SECTION 8  
BLOCK 3424                      LOT 26

*[Signature]*  
MAYOR

PRESIDENT CITY COUNCIL







**AMENDMENTS TO COUNCIL BILL 19-0419  
(1" Reader Copy)**

By: Land Use Committee

**Amendment No. 1**

On page 1, in line 3, strike “**Variance –**”; and, on the same page, in line 7, strike beginning with the semi colon down through and including “regulations”, in line 8.

**Amendment No. 2**

On page 1, in line 11, strike “9-401 (Table 9-401),”; in the same line, before “9-701(2)”, insert “and”; and, in the same line, after “9-701(2)”, strike the rest of the line.

**Amendment No. 3**

On page 1, strike lines 20 through 24 in their entireties; and, on page 2, in lines 1 and 9, strike “3” and “4”, respectively, and substitute “2” and “3”, respectively.

**ADOPTED**



**BALTIMORE CITY COUNCIL  
LAND USE COMMITTEE  
VOTING RECORD**

DATE: November 6, 2019

BILL#: 19-0419

BILL TITLE: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place

MOTION BY: *Pinkett*      SECONDED BY: *Clark*

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed, Shannon - Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<u>6</u>		<u>2</u>	

CHAIRPERSON: *Edward Reisinger*

COMMITTEE STAFF: Jennifer L. Coates, Initials: *JLC*



# LAND USE COMMITTEE

## FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

### City Council Bill No.19-0419

#### Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

The establishment, location, construction, maintenance, or operation of this property as a multi-family dwelling containing three dwelling units would not be detrimental to or endanger the public health, safety or welfare.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

The proposed use is not precluded by any other law and there is no Urban Renewal Plan for this area.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed authorization would not be contrary to the public interest (in fact, it would advance the public interest by creating housing affordable to moderate-income families).

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Planning staff concluded that the authorization would be in harmony with the purpose and intent of the Zoning Code.

After consideration of the following, where applicable (fill out all that are *only* relevant):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the proposed site, including its size and shape, are adequate for the proposed use.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There will be no negative impact to traffic patterns.

According to the Department of Planning, two additional off-street parking spaces are required to serve the two newly-created dwelling units (BCZC subsection 9-703.f.). This property can provide two off-street parking spaces meeting Zoning Code standards.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This site is not located on a block where PABC administers on-street parking programs. Site visits were conducted during the second week of August 2019. PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, PABC investigated the alley and rear of the property and determined that there is insufficient access or property for any off-street parking spaces. Therefore, a variance for off-street parking is required, and PABC has determined that the passage of this bill will not negatively impact parking in the area.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use will not impair the present and future development of this lot or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to these premises and to properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use will not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The proposed use would not alter the character of the neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with provisions of the City's Comprehensive Master Plan.

According to the Planning Department, the proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is consistent with the provisions of the applicable Urban Renewal Plan.

- (12) all applicable standards and requirements of this Code;

The proposed use meets all other applicable standards and requirements of the Zoning Code.

- (13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

- (14) any other matters considered to be in the interest of the general welfare.

Is consistent with any other matters that may be considered to be in the interest of the general welfare.

**SOURCE OF FINDINGS** (Check all that apply):

Planning Report

- o Planning Commission, Chris Ryer, Director – Memorandum Dated September 13, 2019
- o Department of Planning, Staff Report – Dated September 12, 2019

Testimony presented at the Committee hearing

Oral – Witness Name:

- Planning Commission representative
- Department of Law representative

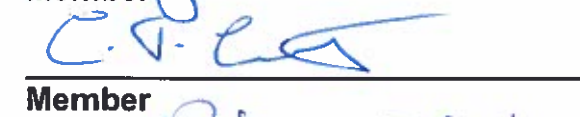
Written – Submitted by: (Include documents that have relevant facts only)

- Mr. Chris Ryer, Director, Department of Planning, Memorandum Dated September 13, 2019
- Mr. Martin French, Staff, Department of Planning, Report Dated September 12, 2019
- Mr. Derek J. Baumgardner, Executive Director, Board of Municipal Zoning Appeals, Memorandum Dated November 4, 2019
- Mr. Peter Little, Executive Director, Parking Authority of Baltimore City, Memorandum Dated August 22, 2019

LAND USE COMMITTEE.

  
Chairman

  
Member

  
Member

  
Member

  
Member

Member

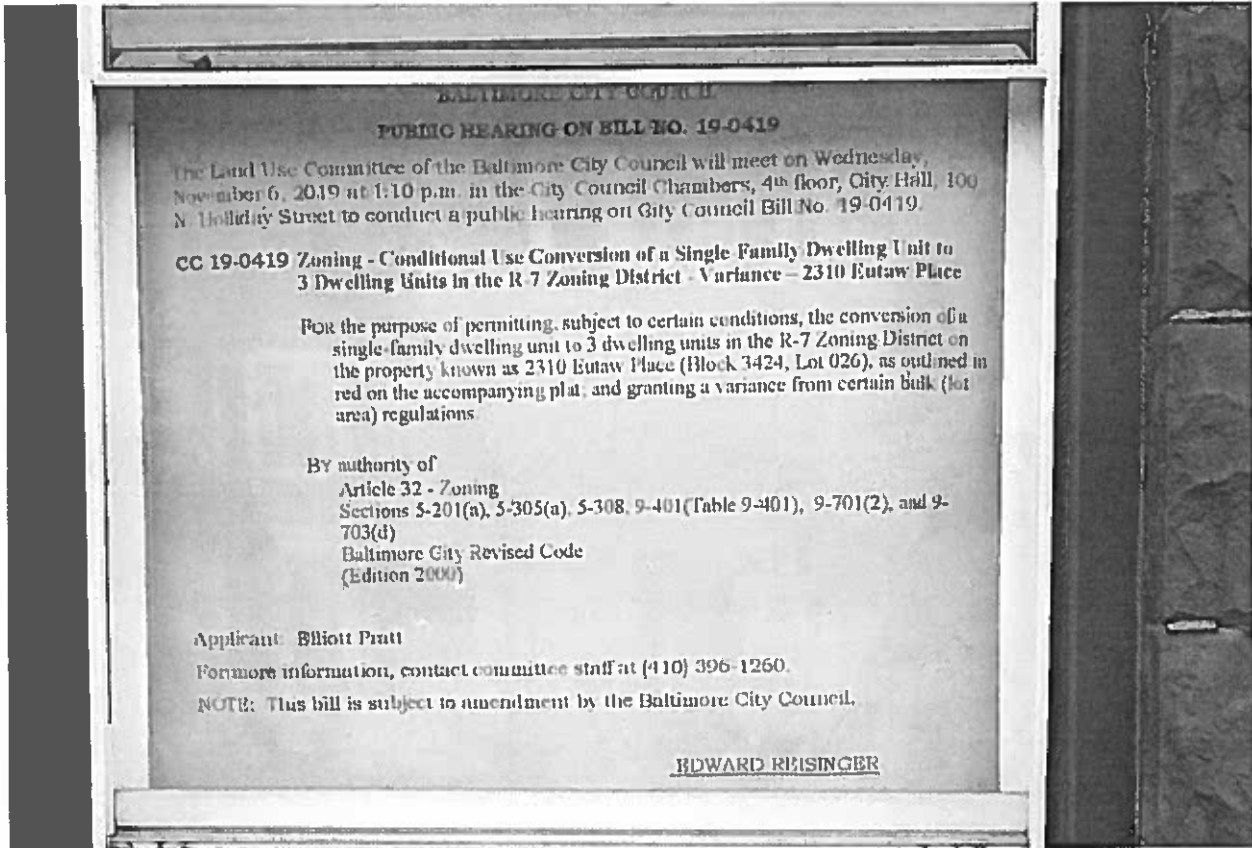
Member

Member



**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: 19-0419**

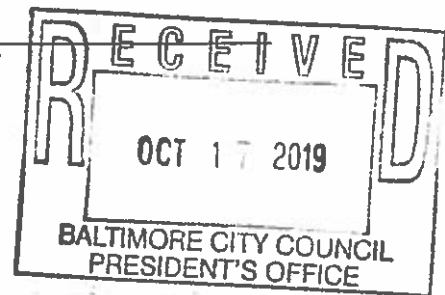
*Today's Date: October 16, 2019*



**Address: 2310 Eutaw Place**



**Date Posted: October 12, 2019**

**Name: Mr. Elliott Pratt**  
**Address: 2310 Eutaw Place; Baltimore, MD 21217**  
**Telephone: (410) 844-1185**



- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0419/ ZONING – CONDITIONAL USE CONVERSION TO 3 DWELLING UNITS IN THE R-7 ZONING DISTRICT – VARIANCE – 2310 EUTAW PLACE		

DATE:

TO

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

September 13, 2019

At its regular meeting of September 12, 2019, the Planning Commission considered City Council Bill #19-0419, 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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on an accompanying plat; and granting a variance from certain bulk (lot area) regulations.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment and approval of City Council Bill #19-0419 and adopted the following resolution, five members being present (five in favor):

**RESOLVED**, That the Planning Commission finds, in accordance with subsections 5-406(a) and 5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public, health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest;
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in subsection 5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

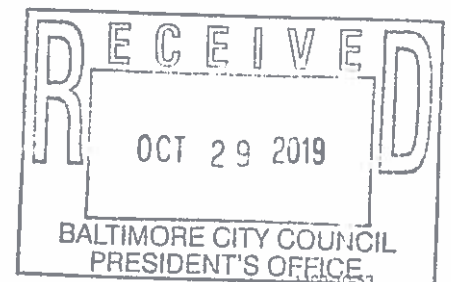
**RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #19-0419 be amended and passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/mf

attachment

*For W/Amends*





cc: Mr. Nicholas Blendy, Mayor's Office  
Mr. Matthew Stegman, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Mr. Derek Baumgardner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Mr. Bob Pipik, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Mr. Dominic McAlily, Council Services  
Mr. Elliott Pratt, Applicant





Bernard C. "Jack" Young  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

September 12, 2019

**REQUEST:** City Council Bill #19-0419/ Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variance – 2310 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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

**RECOMMENDATION:** Amendment, and Approval as amended

Amendment: Delete Section 2 of the bill, as a lot area variance is not needed for approval; and remove reference to a variance from the bill title and purpose statement.

**STAFF:** Martin French

**PETITIONER:** Councilmember Pinkett, at the request of Elliott Pratt

**OWNER:** Elliott Pratt

#### **SITE/GENERAL AREA**

Site Conditions: 2310 Eutaw Place is located on the southwest side of the street, approximately 70' northwest of the intersection with Ducatel Street. This property measures approximately 19'3" by 146'6" and extends through to Morris Street, and is currently improved with a three-story attached residential building measuring approximately 19'3" by 72' and a detached accessory garage measuring approximately 19' by 20' in the rear yard. The site is zoned R-7 and is located in the Eutaw Place – Madison Avenue Historic District.

General Area: Most of the housing in this area was originally developed in the late 19<sup>th</sup> Century and first two decades of the 20<sup>th</sup> Century. There are also scattered nonresidential uses such as offices, churches and small businesses in the area. During the 20<sup>th</sup> Century there was much conversion of single-family dwellings to multi-family structures.

#### **HISTORY**

The Eutaw Place – Madison Avenue Historic District was approved by Ordinance no. 407 dated July 2, 1981. This block was rezoned from R-8 to R-7 during the comprehensive rezoning mapping process associated with the effective date of the current Zoning Code on June 5, 2017.





## CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

### ANALYSIS:

Background: This legislation would allow the petitioner to use the existing structure as three dwelling units, each a 1-bedroom or 2-bedroom unit on each floor level of the structure. Approving use as a three-family multi-family dwelling would allow preservation of a piece of the community's traditional architectural fabric while responding to more contemporary, smaller-scale residential needs in a location with convenient access to downtown for residents of the three dwelling units.

Zoning Analysis: This property is a middle-of-group residential structure containing approximately 2,000 square feet of gross floor area. This bill would encourage re-use (or continuing use) of a structure consistent with its current zoning.

- The Zoning Code requires, for conversion of a single-family dwelling property in the R-7 District, 1,100 square feet of lot area per dwelling unit (BCZC subsection 9-703.d., citing Table 9-401). A lot area of 2,750 square feet is required for the proposed use, as BCZC subsection 15-302, "Measurement of density", states: "On a lot with 3 or more dwelling units, a fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit." This lot has 2,820 square feet and thus meets the lot area requirement for conversion. A variance of the lot area requirement is included in this bill, but is not technically necessary and should be removed from the bill.
- The Zoning Code requires, for conversion of a single-family dwelling property in the R-7 District, 750 square feet of floor area per 1-bedroom dwelling unit and 1,000 square feet of floor area per 2-bedroom dwelling unit (BCZC subsection 9-703.c.). The existing structure contains approximately 1,200 square feet of floor area on each of its three levels, thus meeting this requirement.
- The maximum lot coverage allowed is 70% (Zoning Code Table 9-401). This structure and its accessory garage together cover approximately 55% of the lot. No variance of this requirement is needed.
- Two additional off-street parking spaces are required to serve the two newly-created dwelling units (BCZC subsection 9-703.f.). This property can provide two off-street parking spaces meeting Zoning Code standards.

Conditional Use: Per subsection 5-406 {"Approval standards"} of Article 32 – *Zoning*:

(a) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:



- (1) The establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) The use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) The authorization would not be contrary to the public interest; and
- (4) The authorization would be in harmony with the purpose and intent of this Code.

The establishment, location, and operation of this property as a multi-family dwelling containing three dwelling units would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law, and there is no Urban Renewal Plan for this area. The proposed authorization would not be contrary to the public interest (in fact, it could advance the public interest by creating housing affordable to moderate-income families). Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

In making the above recommendation, Planning staff reviewed subsection 5-406(b) {"Required considerations"} of Article 32 – *Zoning*, and finds that the proposed use meets these additional criteria for approval of a conditional use:

1. The nature of the proposed site, including its size and shape, are adequate for the proposed use;
2. There will be no negative impact to traffic patterns;
3. The proposed use will not impair the present and future development of this lot or the surrounding area;
4. There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering;
5. There is adequate accessibility of the premises to emergency vehicles;
6. There is adequate light and air to the premises and to properties in the vicinity;
7. Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
8. The proposed use will not interfere with preservation of cultural and historic landmarks and structures;
9. The proposed use would not alter the character of the neighborhood;
10. The proposed use is consistent with provisions of the City's Comprehensive Master Plan;
11. The proposed use is consistent with the provisions of the applicable urban renewal plan;
12. The proposed use meets all other applicable standards and requirements of the Zoning Code;
13. The proposed use is consistent with the intent and purpose of the Zoning Code; and
14. Is consistent with any other matters that may be considered to be in the interest of the general welfare.

Planning staff recommend that the Planning Commission also find:




- The proposed use as a three-family dwelling would be consistent with other residential use in the area.
- Sufficient off-street parking spaces meeting Zoning Code standards can be provided on this property.

**Notification:** The Friends of Reservoir Hill, Reservoir Hill Improvement Council, Upper Eutaw Madison Neighborhood Association, and Councilman Pinkett have been notified of this matter.



**Chris Ryer  
Director**



FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE  MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0419		

TO: Mayor Bernard C. "Jack" Young  
TO: Land Use Committee  
FROM: Department of Transportation  
POSITION: No Objection  
RE: Council Bill - 19-0419

DATE: 9/9/19

**INTRODUCTION** – Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place

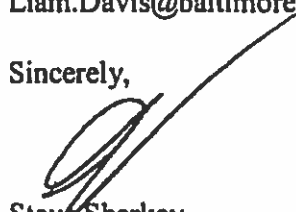
**PURPOSE/PLANS** – For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

**COMMENTS** – Council Bill 19-0419 looks to convert 2310 Eutaw Place, located in the R-7 Zoning District, from a one dwelling unit property to a three dwelling unit property. The Department of Transportation does not foresee any direct fiscal or operational impacts as a result of the passage of Council Bill 19-0419.

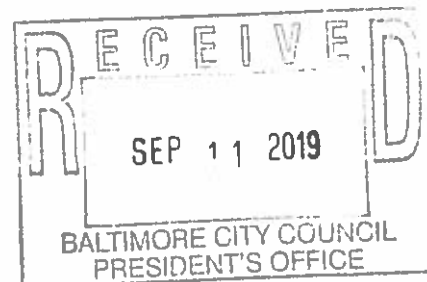
**AGENCY/DEPARTMENT POSITION** – The Department of Transportation has **no objection** to City Council Bill 19-0419.

If you have any questions, please do not hesitate to contact Liam Davis via email at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or by phone (410) 545-3207.

Sincerely,



Steve Sharkey  
Director



*NO obj*





CITY OF BALTIMORE

BERNARD C "JACK" YOUNG, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Suite 922  
Baltimore, Maryland 21202

November 4, 2019

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Re: **CC Bill #19-0419 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place**

Ladies and Gentlemen:

City Council Bill No. 19-0419 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

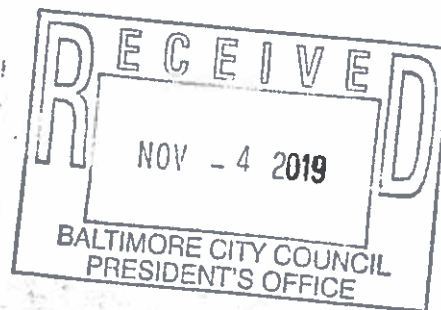
The purpose of City Council Bill No. 19-0419 is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

The BMZA has reviewed the legislation and has no objection to City Council Bill No. 19-0419.

Sincerely,

Derek J. Baumgardner  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference



No  
objection



CITY OF BALTIMORE

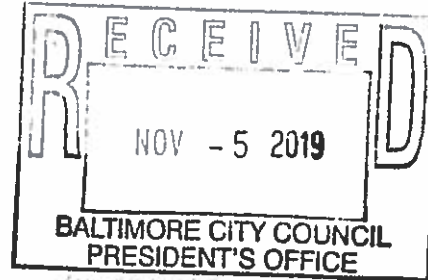
BERNARD C. "JACK" YOUNG  
Mayor



DEPARTMENT OF LAW  
ANDRE M. DAVIS, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

November 5, 2019

The Honorable President and Members  
of the Baltimore City Council  
Attn: Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202



Re: City Council Bill 19-0419 – Zoning– Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variance – 2310 Eutaw Place

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0419 for form and legal sufficiency. The bill would permit the conversion of a single-family dwelling unit located at 2310 Eutaw Place to become 3 dwelling units. The bill would also authorize a required variance for lot area.

In general, a conversion of a single-family to a multiple family dwelling can occur only in the R-7 through R-10 Districts and only if the structure was originally constructed as a single-family dwelling and has at least 1,500 square feet or more in gross floor area. Baltimore City Code, Art. 32, §§ 9-701; 9-703. When a property is converted to three dwelling units, as is requested in this bill, each unit must have 1, 250 square feet. Baltimore City Code, Art. 32, § 9-703(c). The converted dwelling must continue to conform to the bulk and yard regulations, including lot area, for the district in which the building is located. Baltimore City Code, Art. 32, § 9-703(d). At least one off-street parking space must be provided per dwelling unit. Baltimore City Code, Art. 32, § 9-703(f).

Conditional Use Standards

Under the Zoning Article of the City Code, the conversion of a single-family dwelling to a multi-family dwelling in an R-7 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;

*For w/ comments*



- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Baltimore City Code, Art. 32, § 5-406(a).

Moreover, the above findings must be guided by 14 “considerations” involving, for example, such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Art. 32, § 5-406(b).

### Variance Standards

The bill also contains a variance for lot area. The Planning report, however, states that a lot area of 2,750 square feet is required for the proposed use and the lot has 2,820 square feet and therefore meets the lot area requirement for conversion, making a variance for lot area unnecessary. The Planning report recommends amending the bill to remove the variance.

To grant a variance, the City Council must find that, “because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.” Baltimore City Code, Art. 32, § 5-308(a). The City Council must also make seven other findings:

- (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
- (2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
- (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
- (4) the variance will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood;
- (5) the variance is in harmony with the purpose and intent of this Code;
- (6) the variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; (ii) the City’s Comprehensive Master Plan; or (iii) any Historical and Architectural Preservation District; and
- (7) the variance will not otherwise: (i) be detrimental to or endanger the public health, safety, or welfare; or (ii) be in any way contrary to the public interest.

Baltimore City Code, Art. 32, § 5-308(b).

### Hearing Requirements

The City Council committee assigned the bill must consider it at a scheduled public hearing wherein it will hear and weigh the evidence. Baltimore City Code, Art. 32, §§ 5-404; 5-406; 5-



507; 5-602. After weighing the evidence presented and submitted into the record before it, the Committee is required to make findings of fact with respect to the factors and considerations outlined above. If, after its investigation of the facts, the Committee makes findings which support the conditional use and the variances sought, it may adopt these findings and the legal requirements will be met.

Finally, certain procedural requirements apply to this bill beyond those discussed above because both conditional uses and variances are considered "legislative authorizations." Baltimore City Code, Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for a conditional use and variances have been met. Assuming the required findings are made at the hearing and all procedural requirements are satisfied, the Law Department approves the bill for form and legal sufficiency.

Very truly yours,



Ashlea Brown  
Assistant Solicitor

cc: Andre M. Davis, City Solicitor  
Matthew Stegman, Mayor's Office of Government Relations  
Caylin Young, Director of Legislative Services  
Elena DiPietro, Chief Solicitor  
Victor Tervalá, Chief Solicitor  
Hilary Ruley, Chief Solicitor





TRANSMITTAL MEMO

TO: Council President Brandon Scott  
FROM: Peter Little, Executive Director  
DATE: August 22, 2019  
RE: Council Bill 19-0419



I am herein reporting on City Council Bill 19-0419 introduced by Councilmember Pinkett at the request of Elliott Pratt.

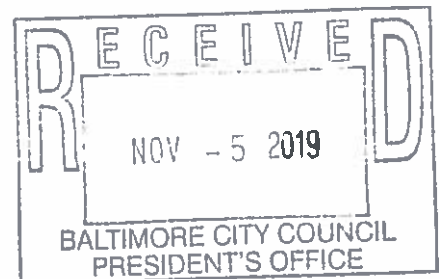
The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2310 Eutaw Place.

According to Baltimore City Code § 9-701 (2), the conversion of a single-family dwelling to a multi-family dwelling in the R-7 and R-8 Districts is subject to conditional-use approval by Ordinance of the Mayor and City Council. According to § 16-203 (a), if a structure is increased through the addition of a dwelling unit, additional off-street parking spaces must be provided. This proposed legislation requests a variance for the off-street parking requirement.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is not located on a block where PABC administers on-street parking programs. Site visits were conducted during the second week of August 2019. PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, PABC investigated the alley and rear of the property and determined that there is insufficient access or property for any off-street parking spaces. Therefore, a variance for off-street parking is required, and PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, PABC does not oppose the passage of City Council Bill 19-0419.

*Does not oppose*







BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: October 29, 2019

Re: **City Council Bill 19-0419 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place**

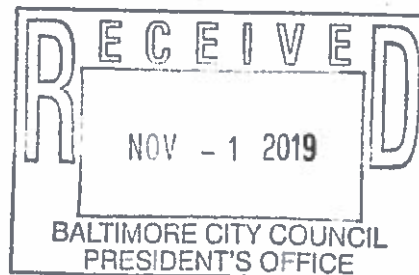
The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0419 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

If enacted, this Bill will allow the property at 2310 Eutaw Place to be converted from a single-family dwelling to 3 dwelling units. At its regular meeting of September 12, 2019, the Planning Commission concurred with the recommendations of its Departmental staff and recommended amendment and approval of this Bill. Planning Departmental staff determined that the conversion could advance public interest by creating housing affordable to moderate-income families. DHCD does not foresee any direct fiscal or operational impacts as a result of the passage of Council Bill 19-0419.

DHCD has reviewed City Council Bill 19-0419 and supports the amendment and passage of the Bill.

MB:sm

cc: Mr. Nicholas Blandy, *Mayor's Office of Government Relations*



*F*



## MEMORANDUM

DATE: August 6, 2019  
TO: Land Use and Transportation Committee  
FROM: Colin Tarbert, President and CEO *Colin Tarbert*  
POSITION: No Objection  
SUBJECT: **Council Bill 19-0419 – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variance – 2310 Eutaw Place**

---

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0419 introduced by the Councilmember Pinkett, at the request of Elliot Pratt.

### PURPOSE

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 2310 Eutaw Place.

### BRIEF HISTORY

N/A

### FISCAL IMPACT

None

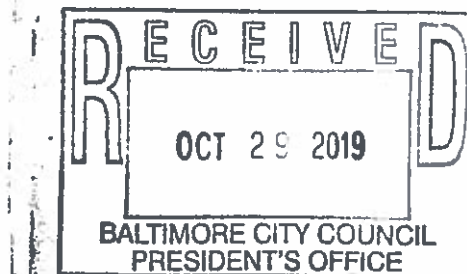
### AGENCY POSITION

The Baltimore Development Corporation has **No Objection** to City Council Bill 19-0419.

If you have any questions, please do not hesitate to contact Kimberly Clark at 410-837-9305 or [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Jeffrey Amoros

[RT]



*No objection*




2

3

4

5

<b>FROM</b>	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department <i>NRF</i>	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. 21202		
	SUBJECT	City Council Bill #19-0419 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance -2310 Eutaw Place		

**TO**

DATE:

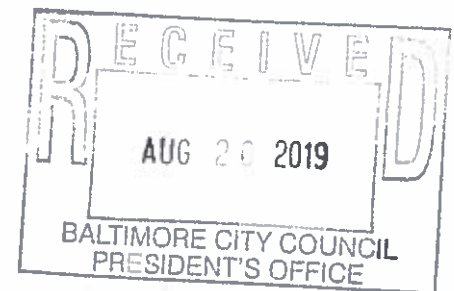
The Honorable Brandon M. Scott, President  
And All Members of the Baltimore City Council  
City Hall, Room 408

August 19, 2019

**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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.**

**The Baltimore City Fire Department has no objections for City Council Bill #19-0419 – Zoning- Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - for the property located at 2310 Eutaw Place. All rental locations must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The rental locations shall comply with the Building, Fire, and Related Codes of Baltimore City 2015 Edition (As Enacted by Ord. 15-547, and Last Amended by Ord. 18-1830) and applicable Maryland laws.**

**The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, Fire Detection/Notification/Suppression Systems, and Automatic Sprinkler installation. Locations may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.**



*No org.*







# Reservoir Hill Improvement Council, Inc.

July 24, 2019

To Whom It Concerns:

The Reservoir Hill Improvement Council has no objection to Mr. Elliot Pratt's request to rezone his property at 2310 Eutaw Place from single-family to multi-family.

Our understanding is that the property was originally zoned for multi-family and has been used continuously as a multi-family dwelling for many years, despite the recent rezoning to single family at the request of Mr. Pratt's brother, who is now deceased. We feel the multi-family zoning is the most appropriate zoning for the property.

Please contact me if you need additional information.

Sincerely,

Don Akchin  
Co-Chair

*Founded in 1985, RHIC unites, empowers, & mobilizes residents and organizations  
to define and take action on issues common to the Reservoir Hill community.*

2001 Park Avenue | Baltimore, Maryland 21217  
(410) 225-7547 (tel) | (410) 225-7455 (fax) | [www.reservoirhill.net](http://www.reservoirhill.net)

received  
11-6-19 JRC



# City of Baltimore

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

## Meeting Minutes - Final

### Land Use Committee

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Wednesday, November 6, 2019

1:10 PM

Du Burns Council Chamber, 4th floor, City Hall

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19-0419

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

- Present** 6 - Edward Reisinger, Shannon Sneed, Mary Pat Clarke, Leon F. Pinkett III, Robert Stokes Sr., and Eric T. Costello
- Absent** 2 - Ryan Dorsey, and Sharon Green Middleton

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

19-0419

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

**Sponsors:** Leon F. Pinkett, III

**A motion was made by Pinkett, III, seconded by Clarke, that the bill be recommended favorably with amendment. The motion carried by the following vote:**

**Yes:** 6 - Reisinger, Sneed, Clarke, Pinkett III, Stokes Sr., and Costello

**Absent:** 2 - Dorsey, and Middleton

#### **ADJOURNMENT**



CITY OF BALTIMORE

BERNARD C "JACK" YOUNG,  
Ex Officio Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 19-0419

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place

Committee: Land Use  
Chaired By: Councilmember Edward Reisinger

Hearing Date: November 6, 2019  
Time (Beginning): 1:17PM  
Time (Ending): 1:26PM  
Location: Clarence "Du" Burns Chamber  
Total Attendance: ~20  
Committee Members in Attendance:  
Reisinger, Edward - Chairman  
Sneed, Shannon - Vice Chair  
Clarke, Mary Pat  
Costello, Eric  
Pinkett, Leon  
Stokes, Robert

Bill Synopsis in the file? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised (Charm TV) or <u>audio-digitally</u> recorded? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing? .....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:.....	Councilmember Pinkett		
Seconded by:.....	Councilmember Clarke		
Final Vote: .....	Favorable/Amendment		



**Major Speakers**  
*(This is not an attendance record.)*

- Mr. Martin French, Department of Planning
- Mr. Liam Davis, Department of Transportation
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Ms. Elena DiPietro, Department of Law
- Ms. Stephanie Murdock, Department of Housing and Community Development
- Mr. Taylor LaFave, Parking Authority for Baltimore City
- Mr. Matthew Stegman, Office of Mayor

**Major Issues Discussed**

1. Councilmember Reisinger chaired the hearing. He read the bill's number, title and purpose.
2. Councilmember Pinkett provided background information and commented in support of the bill. He handed out and read a letter of no objection from Mr. Don Akchin, Co-Chair of the Reservoir Hill Improvement Council, Inc. dated July 24, 2019.
3. Mr. Martin French presented findings of facts from the Department of Planning. He shared a proposed amendment to the bill to remove the language for the variance for lot area from the bill as under the current Zoning Code it is not needed. Councilmember Clarke asked for clarity on the formula used to calculate lot area for the property. Mr. French explained that the Zoning Code - Subsection 15-302 outlines per unit square footage needed for required lot area.
4. Agency representatives testified in support of their respective agency's position on the bill.
5. The committee approved findings of fact and an amendment for the bill.
6. The committee approved a motion to recommend the bill favorable with an amendment.

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**Further Study**

Was further study requested?

Yes  No

If yes, describe.

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**Committee Vote:**

Reisinger, Edward, Chairman.....	Yea
Sneed, Shannon, Vice Chair.....	Yea
Clarke, Mary Pat.....	Yea
Costello, Eric.....	Yea
Dorsey, Ryan.....	Absent
Middleton, Sharon.....	Absent
Pinkett, Leon.....	Yea
Stokes, Robert:.....	Yea





---

Jennifer L. Coates, Committee Staff

*JLC*  
*[Handwritten signature]*

Date: November 7, 2019

cc: Bill File;  
OCS Chrono File





## Baltimore City Council Committee Hearing Attendance Record

<b>Subject:</b> Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place	<b>Bill #:</b> 19-0419
<b>Committee:</b> Land Use	<b>Chair:</b> Edward Reisinger
<b>Date:</b> Wednesday, November 6, 2019	<b>Time:</b> 1:10 PM
<b>Location:</b> Clarence "Du" Burns Council Chamber	

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



First Name	Last Name	Address / Organization / Email	<b>Testify</b>	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
Martin	French	Planning	✓	✓			
Christina	Moune	BDC					

\*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730



# City of Baltimore

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

## Meeting Agenda - Final

### Land Use Committee

---

Wednesday, November 6, 2019

1:10 PM

Du Burns Council Chamber, 4th floor, City Hall

---

19-0419

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

19-0419

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

Sponsors:

Leon F. Pinkett, III

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**





## BALTIMORE CITY COUNCIL LAND USE COMMITTEE

### Mission Statement

*On behalf of the Citizens of Baltimore City*, the mission of the Land Use Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger  
Chairperson**

### PUBLIC HEARING

**Wednesday, November 6, 2019**

**1:10 PM**

**Clarence "Du" Burns Council Chambers**

***City Council Bill # 19-0419***

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit  
to 3 Dwelling Units in the R-7 Zoning District -***

***Variance - 2310 Eutaw Place***

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
Danielle McCray  
*Staff: Marguerite Currin*

### CYBERSECURITY AND EMERGENCY PREPAREDNESS

Eric Costello – Co-chair  
Isaac "Yitzy" Schleifer – Co-  
chair  
Sharon Green Middleton  
*Staff: Samuel Johnson*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristofer Burnett  
Leon Pinkett  
*Staff: Matthew Peters*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Kristofer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HEALTH

Kristofer Burnett – Chair  
Bill Henry - Vice Chair  
Mary Pat Clarke  
Edward Reisinger  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HOUSING AND URBAN AFFAIRS

John Bullock – Chair  
Isaac "Yitzy" Schleifer – Vice  
Chair  
Kristofer Burnett  
Zeke Cohen  
Ryan Dorsey  
Bill Henry  
Shannon Sneed  
*Staff: Richard Krummerich*

### JUDICIARY

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Shannon Sneed  
Robert Stokes  
*Staff: Matthew Peters*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Mary Pat Clarke  
Bill Henry  
Danielle McCray  
*Staff: Samuel Johnson*

### LEGISLATIVE INVESTIGATIONS

Kristofer Burnett – Chair  
Danielle McCray – Vice Chair  
Ryan Dorsey  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
*Staff: Matthew Peters*

### LAND USE

Edward Reisinger - Chair  
Shannon Sneed – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Sharon Green Middleton  
Leon Pinkett  
Robert Stokes  
*Staff: Jennifer Coates*

### PUBLIC SAFETY

Isaac "Yitzy" Schleifer – Chair  
Kristofer Burnett – Vice Chair  
Zeke Cohen  
Danielle McCray  
Leon Pinkett  
Shannon Sneed  
*Staff: Richard Krummerich*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Danielle McCray – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Samuel Johnson*  
*- Larry Greene (pension  
only)*

### TRANSPORTATION

Ryan Dorsey – Chair  
Leon Pinkett – Vice Chair  
John Bullock  
*Staff: Jennifer Coates*





**BILL SYNOPSIS**

**Committee: Land Use**

**Bill 19-0419**

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**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place**

---

**Sponsor:** Councilmember Pinkett

**Introduced:** July 22, 2019

**Purpose:**

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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

**Effective:** On the 30<sup>th</sup> day after date of enactment

**Hearing Date/Time/Location:** November 6, 2019 / 1:10 p.m. / City Council Chambers

---

**Agency Reports**

Planning Commission	Favorable/Amendment
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
Department of Law	
Department of Housing and Community Development	
Baltimore Development Corporation	No Objection
Parking Authority of Baltimore City	
Fire Department	No Objection

## Analysis

### Current Law

Article 32 – Zoning; Sections 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))

### Background

If approved, Bill 19-0419 would permit the conversion of a single-family dwelling unit to 3 dwelling units on the property known as 2310 Eutaw Place. The property is currently zoned residential R-8 and is located in the Eutaw Place – Madison Avenue Historic District. The three-residential building is situated on Eutaw Place between Ducatel Street and Whitelock Street.

The applicant and owner, Elliott Pratt, acquired the property on July 21, 2016. The 19'-3" by 146'-6" property is improved with a three-story attached residential structure. The building on the site measures approximately 19'3" by 72'. There is a detached accessory garage in the rear yard.

Prior to the passage of Transform Baltimore, the City's comprehensive rezoning legislation, the property was zoned Residential R-8. The zoning designation changed upon passage of Transform Baltimore. The area is generally residential with some scattered institutional (churches, schools, offices and small businesses) uses. During the 20<sup>th</sup> century many of the single-family dwellings were converted to multi-family structures.

Property	Zoning	
	Prior to Transform	Current
1047 North Caroline Street	R-8	R-7

The existing structure contains approximately 1,200 square feet of floor area on each of its three levels, thus meeting the Zoning Code's floor area requirement. The property also meets the maximum (70%) lot coverage allowed. Two-off street parking spaces can be provided and meet Zoning Code standards.

The applicant is requesting a variance from:

- Lot Area (Included in Section 2 of the bill)

The Planning Department has determined that a lot area variance is not needed for approval as the lot area of the property satisfies zoning regulations. Language pertaining to the lot area in Section 2 of the bill should be amended out of the bill.

**Amendment**

The Planning Commission recommends amending the bill to delete Section 2, as a lot area variance is not needed.

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**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent; Planning Commission Report; Department of Planning Staff Report; Maryland State Department of Assessment and Taxation

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Analysis by: Jennifer L. Coates  Direct Inquiries to: (410) 396-1260  
Analysis Date: October 30, 2019

**CITY OF BALTIMORE  
COUNCIL BILL 19-0419  
(First Reader)**

---

Introduced by: Councilmember Pinkett  
At the request of: Elliott Pratt  
Address: 2310 Eutaw Place, Baltimore, Maryland 21217  
Telephone: 410-844-1185

Introduced and read first time: July 22, 2019

Assigned to: Land Use Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **3 Dwelling Units in the R-7 Zoning District – Variance –**  
4 **2310 Eutaw Place**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2310  
7 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and  
8 granting a variance from certain bulk (lot area) regulations.

9 BY authority of

10 Article 32 - Zoning  
11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)  
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 3 dwelling units in  
16 the R-7 Zoning District on the property known as 2310 Eutaw Place (Block 3424, Lot 026), 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 §§ 5-  
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24 required for 3 dwelling units, and the lot is approximately 2,820 square feet.

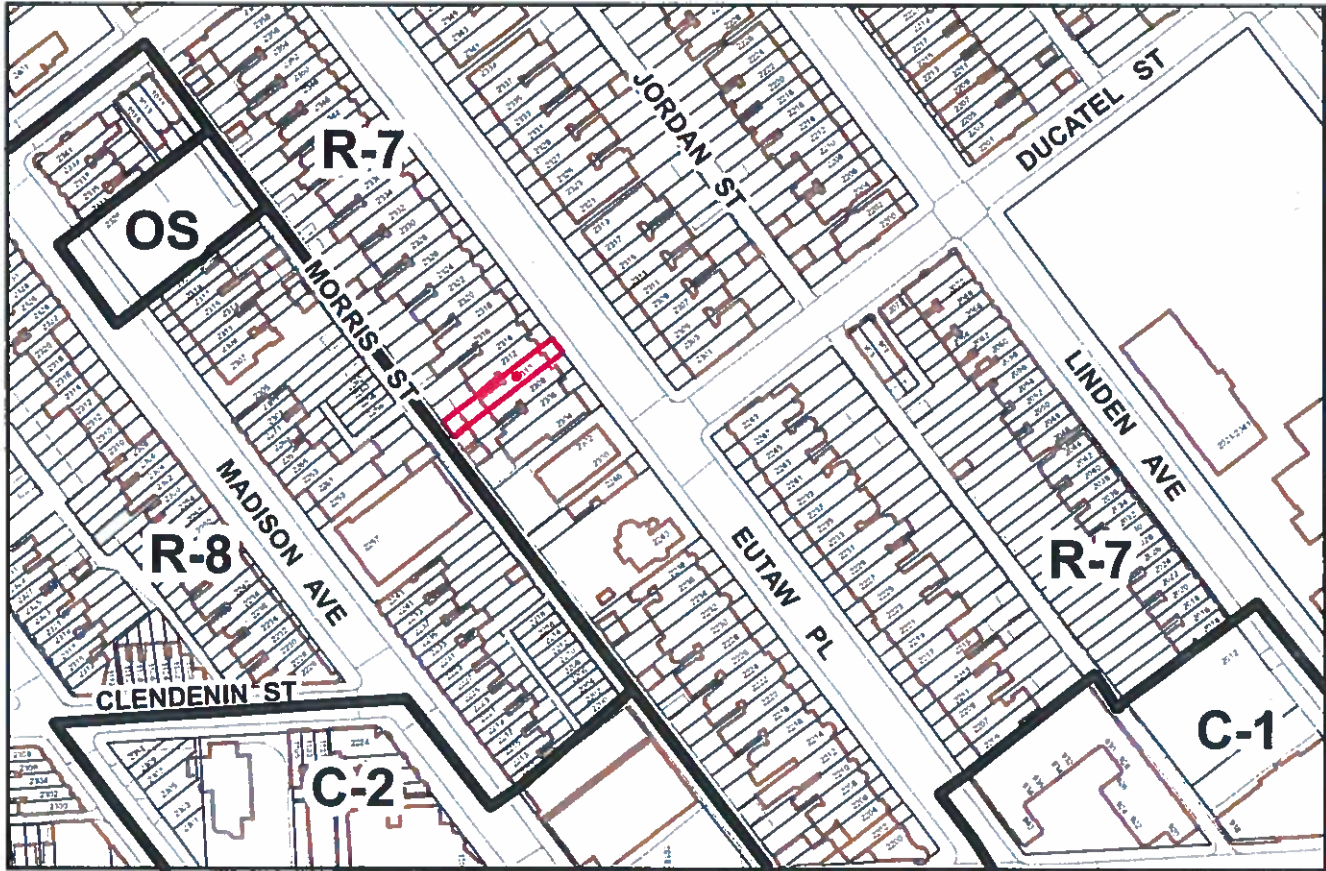
EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 19-0419**

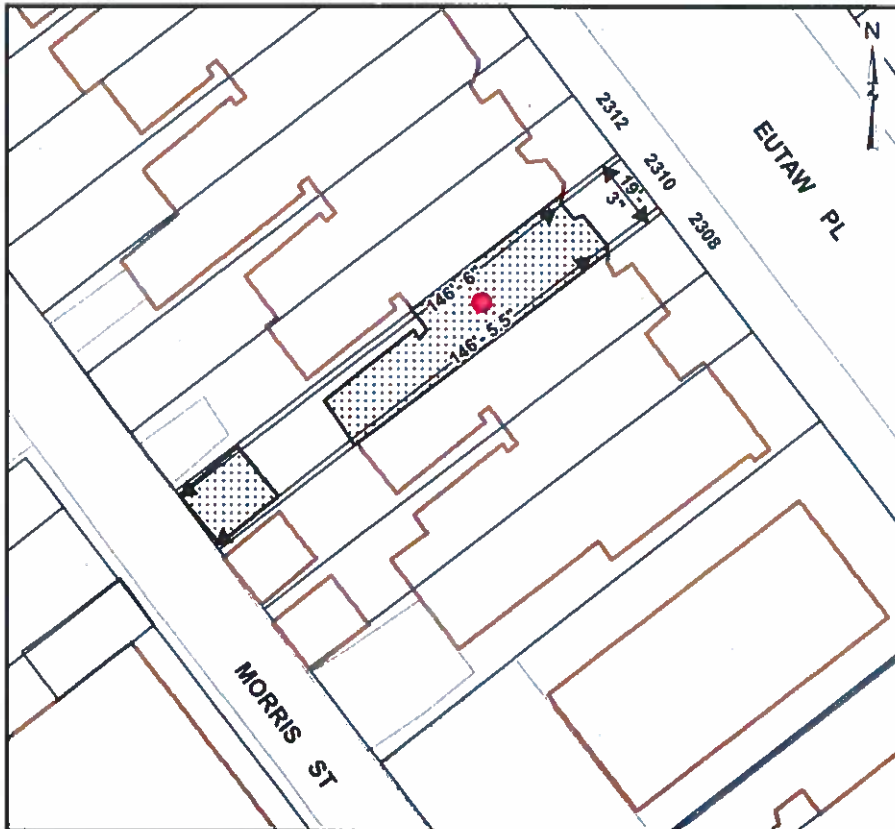
1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
4 shall 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 30<sup>th</sup> day  
10 after the date it is enacted.

**SHEET NO. 44 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



**Note:**

In Connection With The Property Known As No. 2310 EUTAW PLACE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-7 Zoning District, As Outlined In Red Above.

WARD 13                      SECTION 8  
BLOCK 3424                      LOT 26

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

## Coates, Jennifer

---

**From:** Coates, Jennifer  
**Sent:** Tuesday, September 24, 2019 2:34 PM  
**To:** 'ejpratt@gmail.com'  
**Cc:** Pinkett, Leon; Austin, Natawna B.  
**Subject:** Public Notice Instructions for Bill 19-0419  
**Attachments:** Sample - Certificate of Posting - Attachment C.DOCX; LU Form - Contacts for Sign Posting RZ PUD.DOCX; PNI - Letter -19-0419 - CU - 2310 Eutaw Place.docx

Mr. Elliott Pratt:

Attached is the information you will need to post a public hearing notice for the subject bill to be heard by the Baltimore City Council's Land Use Committee on **November 6, 2019 at 1:10 PM**.

I have also attached a contact list of sign-makers and a sample certification form.

Feel free to contact me if you need more information.

**PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.**



OFFICE OF COUNCIL SERVICES

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**Jennifer L. Coates**

*Senior Legislative Policy Analyst  
Office of Council Services*

100 N. Holliday Street, Room 415  
Baltimore, MD 21202

[jennifer.coates@baltimorecity.gov](mailto:jennifer.coates@baltimorecity.gov)

Office: (410) 396-1260

Fax: (410) 545-7596





CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**TO:** Mr. Elliott Pratt

**FROM:** Jennifer L. Coates, Committee Staff, Land Use Committee, Baltimore City Council

**Date:** September 24, 2019

**RE:** INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND VARIANCES

The Land Use Committee has scheduled the following City Council Bill for a public hearing:

**Bill:** City Council Bill No. 19-0419

**Date:** Wednesday, November 6, 2019

**Time:** 1:10 p.m.

**Place:** City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

**Article 32. Zoning § 5-602 – Major variances: Conditional uses.**

For helpful information about the public notice requirements under Article 32 - Zoning (pages 129 – 130) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising from your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

## Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

## Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary  
Baltimore City Council  
100 N. Holliday Street, Fourth Floor, Room 400  
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

***Sign Posting Deadline:                      October 16, 2019***  
***Certificate of Posting Deadline:        November 1, 2019***

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff  
Baltimore City Council  
Land Use Committee  
410-396-1260  
[Jennifer.Coates@baltimorecity.gov](mailto:Jennifer.Coates@baltimorecity.gov).

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY **BY OCTOBER 16, 2019**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

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**BALTIMORE CITY COUNCIL**

**PUBLIC HEARING ON BILL NO. 19-0419**

The Land Use Committee of the Baltimore City Council will meet on Wednesday, November 6, 2019 at 1:10 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0419.

**CC 19-0419 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance – 2310 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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

BY authority of

Article 32 - Zoning

Sections 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)

Applicant: Elliott Pratt

For more information, contact committee staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

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SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street

SEND BILL FOR THIS SIGN POSTING TO:

Mr. Elliott Pratt  
2310 Eutaw Place  
Baltimore, MD 21217  
(410) 844-1185

**ZONING  
SUBTITLE 6 – NOTICES**

**ARTICLE 32, § 5-602**  
<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**§ 5-602. Major variances; Conditional uses.**

**(a) *Hearing required.***

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

**(b) *Notice of hearing required.***

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

**(c) *Contents of notice.***

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

**(d) *Number and manner of posted notices.***

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;

(iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) *Timing of notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

*(Ord. 16-581; Ord. 17-015.)*



**THE NOTICE OF HEARING SIGN(S) MUST BE POSTED IN ACCORDANCE WITH ARTICLE 32; SECTION 5-601 (See Attachment B), WHICH CAN ALSO BE OBTAINED FROM THE FOLLOWING WEBSITE:**

**<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>**

**SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:**

RICHARD HOFFMAN  
904 DELLWOOD DRIVE  
BALTIMORE, MARYLAND 21047  
PHONE: (443) 243-7360  
E-MAIL: DICK\_E@COMCAST.NET

---

JAMES EARL REID  
LA GRANDE VISION  
5517 HADDON AVENUE  
BALTIMORE, MARYLAND 21207  
PHONE: (443) 722-2552  
E-MAIL: [JamesEarlReid@aol.com](mailto:JamesEarlReid@aol.com) or [JamesEarlReid@aim.com](mailto:JamesEarlReid@aim.com)

---

SIGNS BY ANTHONY  
ANTHONY L. GREENE  
2815 TODKILL TRACE  
EDGEWOOD, MD 21040  
PHONE: 443-866-8717  
FAX: 410-676-5446  
E-MAIL: bones\_malone@comcast.net

---

LINDA O'KEEFE  
523 PENNY LANE  
HUNT VALLEY, MD 21030  
PHONE: 410-666-5366  
CELL: 443-604-6431  
E-MAIL: LUCKYLINDA1954@YAHOO.COM

---

**This office is not associated with any of the above drafting companies, nor do we recommend any specific one.**

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**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

**City Council Bill No.:**

*Today's Date: [Insert Here]*

*(Place a picture of the posted sign in the space below.)*

**Address:**

**Date Posted:**

---

**Name:**

**Address:**

**Telephone:**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



**CITY OF BALTIMORE  
COUNCIL BILL 19-0419  
(First Reader)**

---

Introduced by: Councilmember Pinkett  
At the request of: Elliott Pratt  
Address: 2310 Eutaw Place, Baltimore, Maryland 21217  
Telephone: 410-844-1185

Introduced and read first time: July 22, 2019

Assigned to: Land Use Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2                   **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3                   **3 Dwelling Units in the R-7 Zoning District – Variance –**  
4                   **2310 Eutaw Place**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
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13       (Edition 2000)

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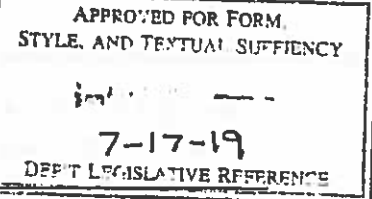
**Council Bill 19-0419**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
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4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
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8 the Zoning Administrator.

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

**INTRODUCTORY\***

**CITY OF BALTIMORE  
COUNCIL BILL \_\_\_\_\_**



Introduced by: Councilmember Pinkett  
At the request of: Elliott Pratt  
Address: 2310 Eutaw Place, Baltimore, Maryland 21217  
Telephone: 410-844-1185

**A BILL ENTITLED**

**AN ORDINANCE concerning**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
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2310 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 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

By authority of

Article 32 - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)  
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(Edition 2000)

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**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and § 9-703(d) for the lot area size, as a lot area of 3,300 square feet is required for 3 dwelling units, and the lot is approximately 2,820 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;

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

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.

STATEMENT OF INTENT

FOR

2310 Eutaw PLace  
{Address}

1. Applicant's Contact Information:

Name: Elliott Pratt

Mailing Address: 2310 Eutaw PLACE Baltimore Md.  
21217

Telephone Number: 410-844-1185

Email Address: ejpratt7@gmail.com

2. All Proposed Zoning Changes for the Property: 3 unit multi family

3. All Intended Uses of the Property: Residential for myself, and my mother in one unit, also a rental unit to help maintain the property and cover the cost

4. Current Owner's Contact Information:

Name: Elliott J. Pratt

Mailing Address: 2310 Eutaw PL

Telephone Number: 410-844-1185

Email Address: ejpratt7@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on 21st day of July 2016 by deed recorded in the Land Records of Baltimore City in Liber 1253 Folio 8.

6. Contract Contingency:

(a) There is    is not  a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:





(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii) The purpose, nature, and effect of the contract are: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Agency:**

(a) The applicant is \_\_\_\_\_ is not  acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows *{use additional sheet if necessary}*: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT**

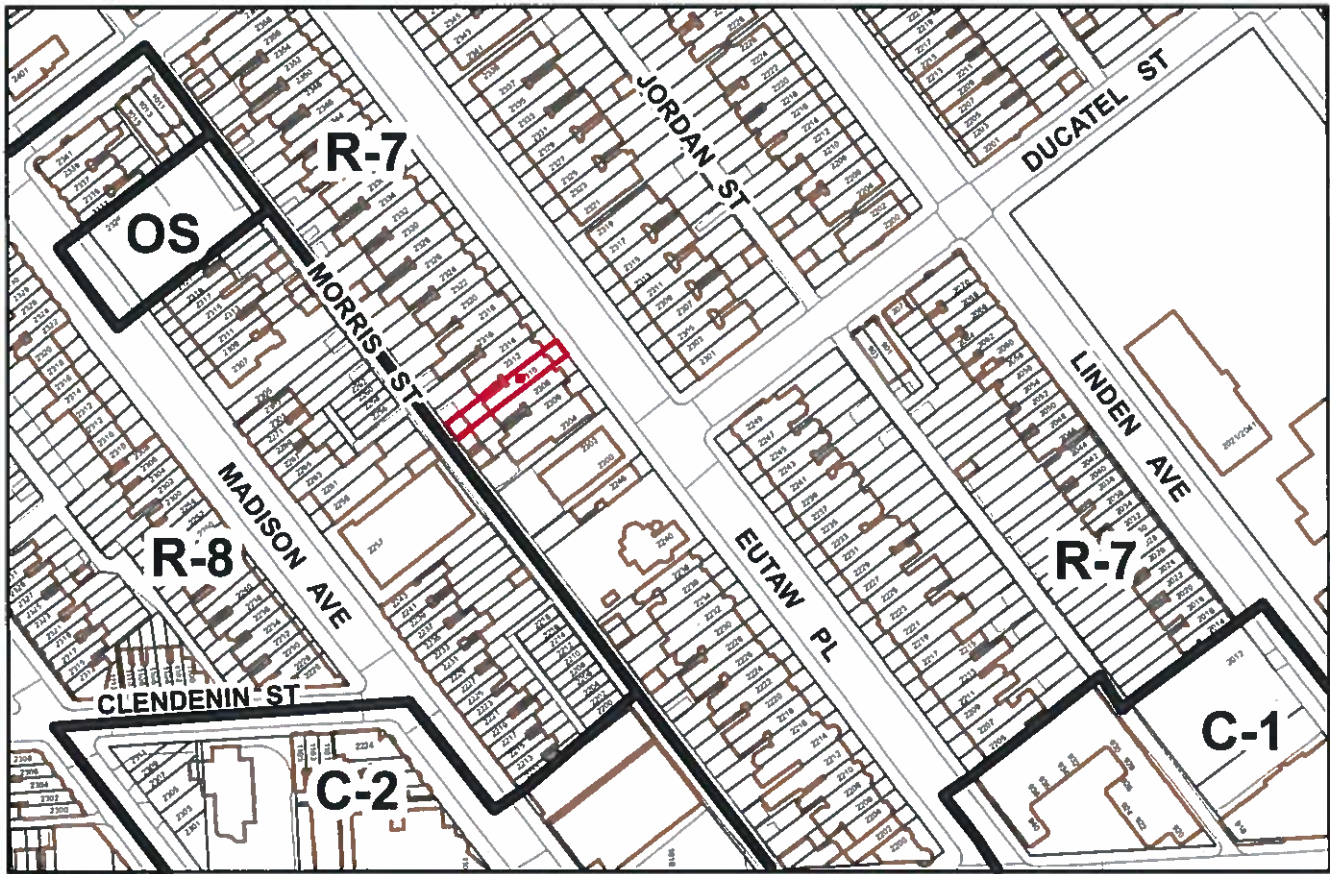
I, Elliott Pratt, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

  
Applicant's signature

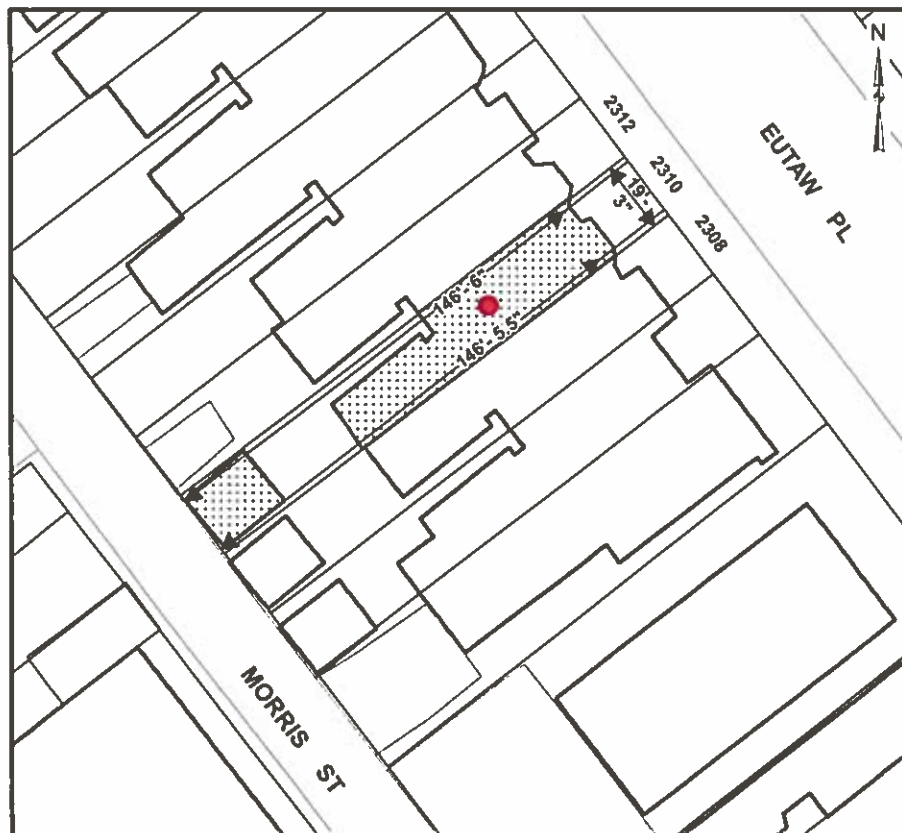
June 20, 2019  
Date



**SHEET NO. 44 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 2310 EUTAW PLACE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-7 Zoning District, As Outlined In Red Above.

WARD 13                      SECTION 8  
BLOCK 3424                      LOT 26

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL





ACTION BY THE CITY COUNCIL

JUL 22 2019

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON November 10, \_\_\_\_\_ 20 19

COMMITTEE REPORT AS OF November 18, \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ FAVORABLE \_\_\_\_\_ UNFAVORABLE  FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

Edward Reese  
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

NOV 18 2019

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING \_\_\_\_\_ 20 \_\_\_\_\_

DEC 02 2019

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

\_\_\_\_\_  
President

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