

**CITY OF BALTIMORE  
COUNCIL BILL 21-0171  
(First Reader)**

---

Introduced by: Councilmember Torrence  
At the request of: Mattheu Mabry  
Address: 811 Chauncey Avenue, Baltimore, MD 21217  
Telephone: 202-740-4496

Introduced and read first time: November 1, 2021

Assigned to: Economic and Community Development 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, Department of Transportation, Parking Authority

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units**  
3 **in the R-7 Zoning District – Variance – 811 Chauncey Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
5 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 811  
6 Chauncey Avenue (Block 3463A, Lot 013C), as outlined in red on the accompanying plat;  
7 and granting a variance from bulk (lot area) requirements.

8 BY authority of

9 Article - Zoning  
10 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-401 (Table 9-401), 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 2 dwelling units in  
15 the R-7 Zoning District on the property known as 811 Chauncey Avenue (Block 3463A, Lot  
16 013C), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
17 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
18 with 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 required lot area size, as a lot area of 2,200 square  
23 feet is required for 2 dwelling units, and the lot is approximately 1,680 square feet.

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

**Council Bill 21-0171**

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.