



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0111

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

Sponsor: Councilmember Torrence

Introduced: July 19, 2021

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 2312 Eutaw Place (Block 3424, Lot 027), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

Effective: The 30th day after the date it is enacted

Agency Reports

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

Analysis

Current Law

Article – Zoning; Section(s) 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).

To approve a conditional use, the City Council must find, based on facts presented at the hearing on the bill:

- (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 the Baltimore City Zoning Code

Background

The bill would authorize the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2312 Eutaw Place. The property is located near the intersection of Eutaw Place and Ducatel Street.

The property lies in the Eutaw Place - Madison Avenue Historic District and the Reservoir Hill community. The area is predominantly residential with scattered uses such as religious institutions and small-scale commercial uses.

The structure, built in the 19th century, is a residential dwelling. The site is zoned R-7. The property lot measures 19.3' by 146'. The three-story residential building on the site structure measures approximately 19.3' by 80'.

According to the Baltimore City Code (Art. 32, §§ 9-701; 9-703) the 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. This building has over 4,400 square feet.

The Baltimore City Code – Article – Zoning (Section 9-703.c) also requires for a conversion of a single-family dwelling in the R-7 district, 750 square feet of floor area for each one-bedroom dwelling unit and 1,000 square feet of floor area for each two-bedroom dwelling unit.

The applicant is proposing that the dwelling consist of the following:

- First Floor – (1) one-bedroom units
- Second – (1) one -bedroom unit, and
- Third Floor - (1) two-bedroom unit

Variances

Variances are not needed for the conversion.

Amendments

Department of Planning staff recommends amending the bill to delete the applicant’s request for variances. The Planning Commission approved amending the bill to delete the variances.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 21-0111

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: October 12, 2021