

CITY OF BALTIMORE
COUNCIL BILL 25-0076
(First Reader)

Introduced by: Councilmember Torrence

At the request of: Via Companies LLC

c/o Chase Hoffberger

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Introduced and read first time: June 16, 2025 at 5:00 p.m.

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units**
3 **in the R-8 Zoning District – Variances – 3224 Auchentoroly Terrace**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit into 2 dwelling units on the property known as 3224 Auchentoroly Terrace, as
6 outlined in red on the accompanying plat; granting variances regarding certain off-street
7 parking requirements; and providing for a special effective date.

8 BY authority of

9 Article 32 - Zoning

10 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)

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 into 2 dwelling units on
15 the property known as 3224 Auchentoroly Terrace, as outlined in red on the plat accompanying
16 this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2),
17 subject to the condition that the building complies with all applicable federal, state, and local
18 licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
20 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
21 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
22 off-street parking.

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

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

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 enacted.