



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0171

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

Sponsor: Councilmember Torrence

Introduced: November 1, 2021

Purpose:

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

Effective: The 30th day after the bill is enacted.

Agency Reports

City Solicitor	
Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	
Department of Housing and Community Development	No Objection
Baltimore Development Corporation	No Objection
Parking Authority of Baltimore City	Not Opposed
Fire Department	Not Opposed

Analysis

Current Law

Article – Zoning; Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-401, Table 9-401 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 two (2) dwelling units in the R-7 Zoning District on the property known as 811 Chauncey Avenue. The property lies in the Reservoir Hill National Register 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 1916, is a residential dwelling. The lot measures 16' by 105'. The two-story, porch-front, attached residential structure on the lot measures approximately 16' by 63'. This property is in the north-central portion of the predominantly residential community known as Reservoir Hill that is between North Avenue and Druid Hill Park. This area was developed in the final decade of the 19th Century and first three decades of the 20th Century, and its architecture reflects some dramatic changes in consumer choices of housing that happened in that span of time

Variances

The applicant proposes that the building consist of the following dwelling units:

- First and Second Floor– 1 three -bedroom unit
- Basement – 1 one-bedroom unit

Variations request for bulk yard and lot area size have been presented in Bill 21-0171.

Amendments

None presented to date

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 21-0171

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

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