

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 21-0171

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
Committee Report: Favorable
Council action: ♦
Read second time: March 21, 2022

AN ORDINANCE CONCERNING

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

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

7 BY authority of
8 Article - Zoning
9 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-401 (Table 9-401), 9-703(d)
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
14 the R-7 Zoning District on the property known as 811 Chauncey Avenue (Block 3463A,
15 Lot 013C), as outlined in red on the plat accompanying this Ordinance, in accordance with
16 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
17 complies with all applicable federal, state, and local licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
19 §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance
20 from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential
21 Districts - Bulk and Yard Regulations) and 9-703(d) for the required lot area size, as a lot area of
22 2,200 square 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.
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.

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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 30th day
10 after the date it is enacted.

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Certified as duly passed this 4 day of April, 2022



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 4 day of April, 2022



Chief Clerk

Approved this 13 day of June, 2022



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 19th Day of April, 2022.

Elena R DiPietro

Chief Solicitor