



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0221

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 2315 Eutaw Place

Sponsor: Councilmember Torrence

Introduced: April 4, 2022

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 2315 Eutaw Place (Block 3426, Lot 022), as outlined in red on the accompanying plat.

Effective: The 30th day after enactment.

Agency Reports

Planning Commission	Favorable / Amendment
City Solicitor	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
Fire Department	
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	



Analysis

Current Law

Article – Zoning, Sections 5-201(a) and 9-701(2)), Baltimore City Revised Code (Edition 2000).

Background

Bill 22-0221, if approved, would authorize the conversion of a single-family dwelling unit to 2 dwelling units on the property known as 2315 Eutaw Place (Block 3426, Lot 022). The attached, three-story, 4800 square-foot property is zoned residential R-7. Adjacent property is also zoned R-7. The property is situated on a 3,100 square-foot lot. The site lies in the Eutaw Place - Madison Avenue Historic Area and Reservoir Hill community.

The property is owned by Catherine Hamblin and Bradley Harden. The owners propose to convert the dwelling to create one five-bedroom unit on the top three floors and a two-bedroom unit in the basement. Each unit will have a separate entrance. The lot has sufficient space for the required off-street parking.

Amendment

The Law Department recommends the bill be amended to correct the Block number and to delete language regarding a variance requirement. The Zoning Administrator has determined that a variance is not needed.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 22-0221

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: September 8, 2022