

CITY OF BALTIMORE
ORDINANCE **22-174**
Council Bill 22-0221

Introduced by: Councilmember Torrence
At the request of: Catherine Hamblin
Address: 2212 Gough Street, Baltimore, MD 21231
Telephone: (716) 380-5470
Introduced and read first time: April 4, 2022
Assigned to: Economic and Community Development Committee

Committee Report: Favorable, with amendments
Council action: Adopted
Read second time: September 19, 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~~ – 2315 Eutaw Place**

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
5 2315 Eutaw Place (Block 3426, ~~Lot 022~~ Lot 023), as outlined in red on the accompanying
6 plat.

7 BY authority of
8 Article - Zoning
9 Sections 5-201(a) and 9-701(2)
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 2315 Eutaw Place (Block 3426, ~~Lot 022~~
15 Lot 023), 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 as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

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 this Ordinance takes effect on the 30th day
2 after the date it is enacted.

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Certified as duly passed this 03 day of October, 2022



President, Baltimore City Council

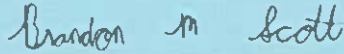
Certified as duly delivered to His Honor, the Mayor,

this 03 day of October, 2022



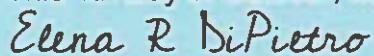
Chief Clerk

Approved this 7th day of November, 2022



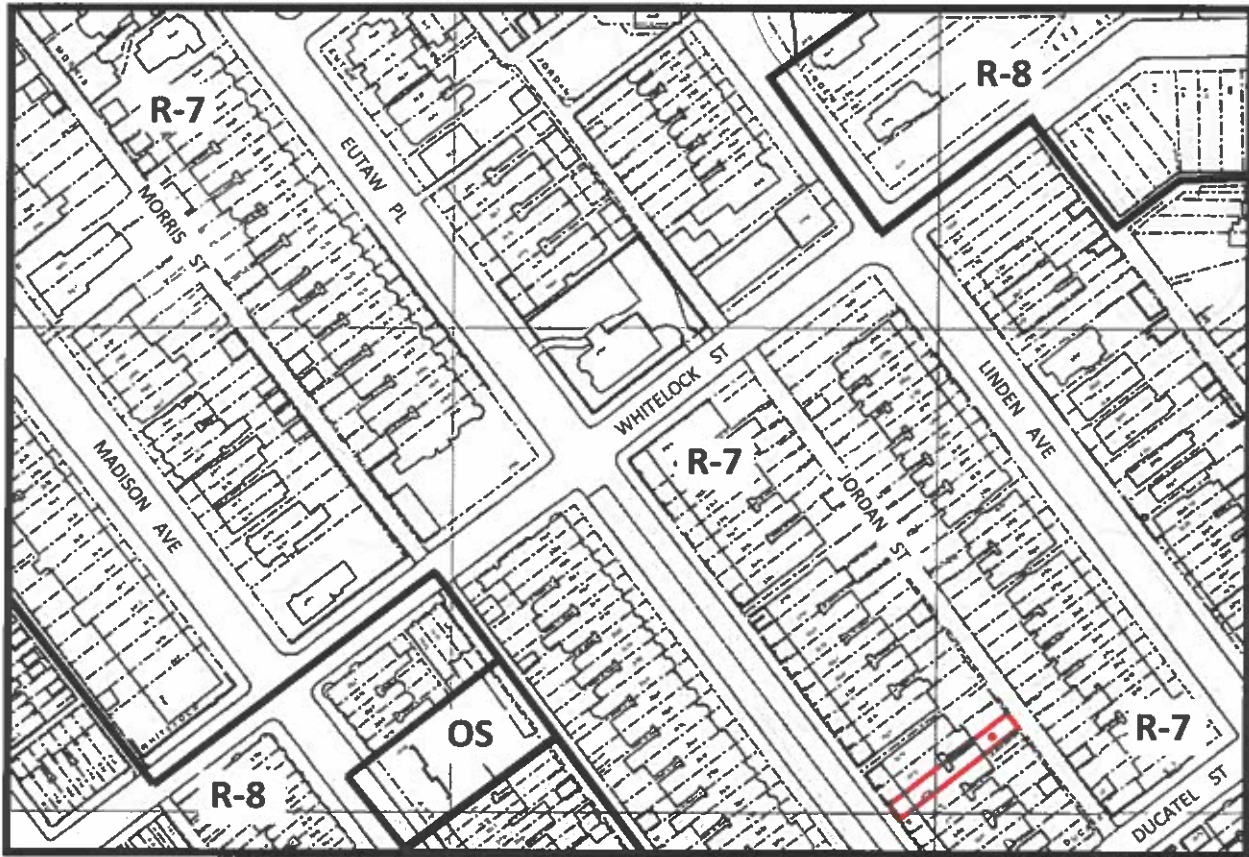
Mayor, Baltimore City

Approved for Form and Legal sufficiency
This 4th Day of October, 2022.

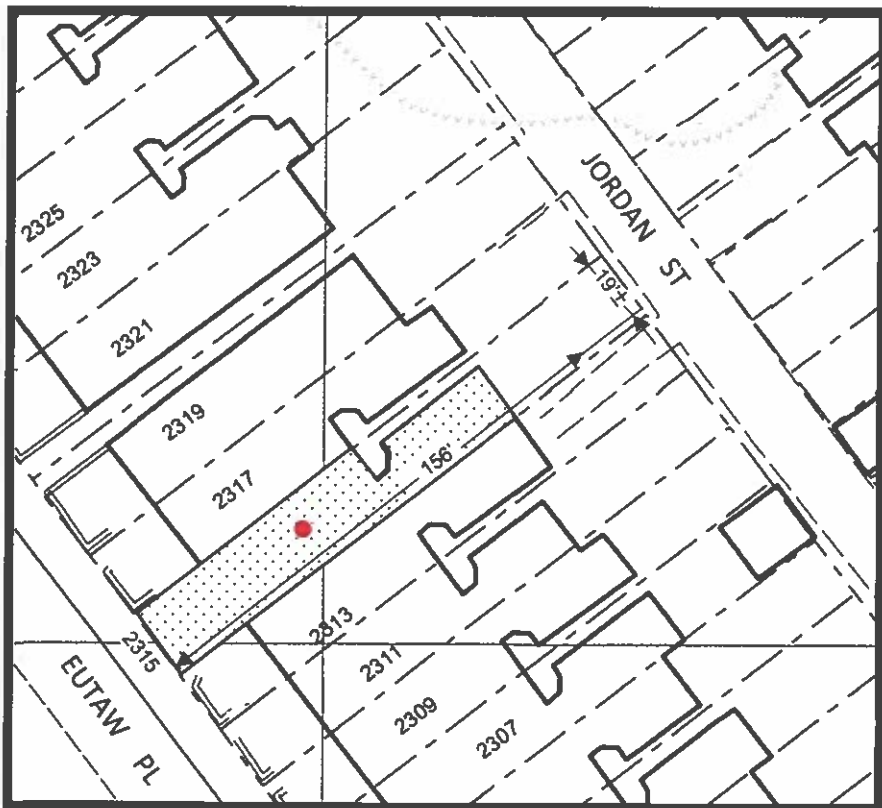


Chief Solicitor

**SHEET NO. 34 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 2315 EUTAW PLACE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-7 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 9
BLOCK 3426 LOT 23

Brandon M Scott
MAYOR

[Signature]
PRESIDENT CITY COUNCIL

RPE 3-24-22

Scale: 1" = 50'

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