

**CERTIFICATE OF MAILING  
WRITTEN NOTICE TO PROPERTY OWNER(S)**

**City Council Bill Number:** 22-0276

I HEREBY CERTIFY, under penalty of perjury, that the attached\* document was mailed to the following:

A. Property Owner: Vmocala LLC

B. Property Address: 2722 Auchentoroly Terrace, Baltimore MD  
21217  
or

C.  List of Property Owners  
(Place a Check Mark Above & Attach A List of  
Property Owners with Addresses)

On the following date: 12/7/2022

**Mailed By:** Melinda Toussaint

**Applicant's Name:** Melinda Toussaint

**Applicant's Organization:** Vmocala LLC

**Applicant's Title:** Owner

**Applicant's Address:** 2700 E. Strathmore Ave  
Baltimore MD 21214

**Applicant's Telephone Number:** 202-702-2647

*\*Note: Please attach a copy of the document that was mailed to the property owner(s).*

\*See attached documents



**ATTACHMENT A**

THE APPLICANT MUST POST THE REQUIRED SIGN(S) CONTAINING THE INFORMATION BETWEEN THE DOUBLE LINES **BY NOVEMBER 22, 2022.**

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**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 22-0276**

The Committee on Economic and Community Development of the Baltimore City Council will meet on Tuesday, December 13, 2022 at 2:15 p.m. to conduct a public hearing on City Council Bill No. 22-0276. The Committee will conduct the hearing online via WEBEX and at City Hall, Clarence "Du" Burns Chambers, 100 N. Holliday Street, 4<sup>th</sup> Floor, Baltimore Maryland 21202. Information on how the public can participate in the hearing virtually, via WEBEX, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

**CC 22-0276 - Zoning - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2722 Auchentoroly Terrace**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2722 Auchentoroly Terrace (Block 3229, Lot 30), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and required off-street parking requirements.

By authority of Article – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406); Baltimore City Revised Code (Edition 2000)

Applicant: Melinda Toussaint

For more information, contact committee staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

SHARON GREEN MIDDLETON

Chair

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SEND CERTIFICATION TO:

Natawna B. Austin  
[NatawnaB.Austin@Baltimorecity.gov](mailto:NatawnaB.Austin@Baltimorecity.gov)

SEND BILL TO:

Melinda Toussaint  
2700 E Strathmore Avenue  
Baltimore, MD 21214  
202-702-2647



### **Sign Posting**

The applicant must post the required sign(s) at least 21 days before the public hearing. The language for the sign(s) appears between the double lines on Attachment A. Instructions for posting the sign(s) can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses.

### **Certification of Posting**

At least four (4) days prior to the hearing, the applicant must submit a certification of sign posting electronically to Natawna Austin at [NatawnaB.Austin@Baltimorecity.gov](mailto:NatawnaB.Austin@Baltimorecity.gov).

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant.

### **The deadline dates are as follows:**

<i>Sign Posting Deadline:</i>	<i>November 22, 2022</i>
<i>Certificate of Posting Deadline:</i>	<i>December 8, 2022</i>

Please note that ALL of these requirement MUST be met in order for your hearing to proceed as scheduled.

If you have any questions regarding your notice obligations, please contact:

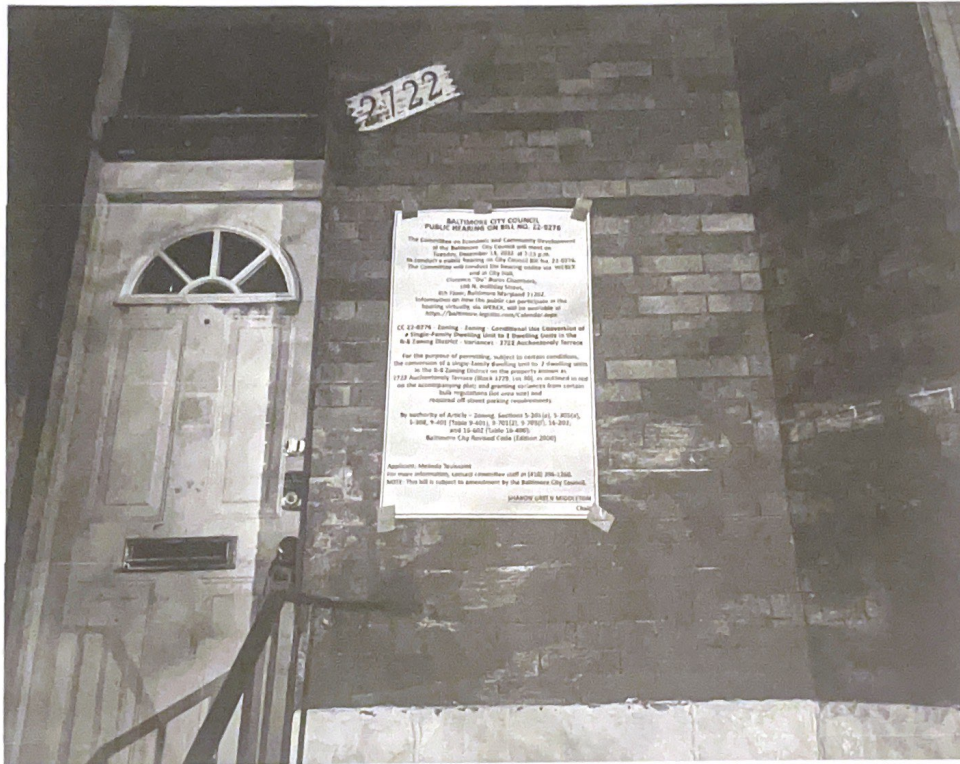
Jennifer L. Coates, Committee Staff  
Baltimore City Council  
Committee on Economic and Community Development  
410-396-1260  
[Jennifer.Coates@baltimorecity.gov](mailto:Jennifer.Coates@baltimorecity.gov).



**Baltimore City Council  
Certificate of Posting - Public Hearing Notice**

Today's Date: 11/22/2022

**City Council Bill No.: 22-0276**



I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

**Address: 2722 Auchentoroly Terrace Baltimore MD 21217**

**Date Posted: 11/22/2022**

**Name: Melinda Toussaint**

**Address: 2700 E Strathmore Ave Baltimore, MD 21214**

**Telephone: 202-702-2647**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 109 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

TO: Melinda Toussaint

FROM: Jennifer L. Coates, Committee Staff  
Committee on Economic and Community Development

Date: October 26, 2022

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND  
VARIANCES

The Committee on Economic and Community Development of the Baltimore City Council will hold the following public hearing:

**Bill:** City Council Bill No. 22-0276

**Date:** Tuesday, December 13, 2022

**Time:** 2:15 p.m.

**Place:** City Hall, Clarence "Du" Burns Chambers, 100 N. Holliday Street, 4<sup>th</sup> Floor

Notice of the public hearing must be provided by and at the expense of the applicant in accordance with Article 32. Zoning § 5-602 – Major variances: Conditional uses. For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

The required notice and deadlines are outlined on the following page.

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers