



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 22-0276**

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

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**Sponsor:** Councilmember Torrence

**Introduced:** September 12, 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-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.

**Effective:** The 30<sup>th</sup> day after enactment.

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**Agency Reports**

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

## Analysis

### Current Law

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)

### Background

Bill 22-0276, if approved, would authorize the conversion of a single-family dwelling unit to 2 dwelling units on the property known as 2722 Auchentoroly Terrace (Block 3229, Lot 30). The three-story, 15' x 63', end of row structure is zoned residential R-8. The property is situated on a 15' x 80" lot. The site lies in the Parkview-Woodbrook community, the locally designated Auchentoroly Terrace Historic District as well as the Auchentoroly Terrace National Register Historic District.

The property is owned by Melinda Toussaint. The owner proposes to convert the dwelling to create one two-bedroom unit utilizing the basement and first floor levels and one three-bedroom unit on the second and third floor. Each unit would have 1,800 square feet of gross floor area. Both units satisfy floor area requirements for the conversion.

### Variance

The lot does not have sufficient lot space for two dwelling units. A lot area of 1,500 square feet is required. The property has a lot area of 1,200 square feet. The owner is requesting a variance for the lot areas.

The owner would also need a variance for the required off-street parking. The owner would have to demolish part of the rear building to meet off-street parking requirements. Consequently, a parking variance for one off-street parking space is being requested.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 22-0276

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Analysis Date: December 8, 2022