



## Legislation Details (With Text)

**File #:** 22-0320      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 427 Gusryan Street

**Type:** Ordinance      **Status:** Withdrawn

**File created:** 12/5/2022      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 6/24/2024

**Enactment date:**      **Enactment #:**

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 427 Gusryan Street  
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 427 Gusrayn Street (Block 6345, Lot 037), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size).

**Sponsors:** Zeke Cohen

**Indexes:** Conditional Use, Zoning

**Code sections:**

**Attachments:** 1. 427 Gusryan St - Community Letter of Support, 2. 427 Gusryan St - Plat, 3. 427 Gusryan St - Statement of Intent, 4. 427 Gusryan St - Zoning Administrator Memo, 5. CCB 22-0320 PABC, 6. 22-0320~1st Reader

Date	Ver.	Action By	Action	Result
6/24/2024	0	Baltimore City Council	Withdrawn	
12/8/2022	0	Baltimore City Council	Refer to Fire Department	
12/8/2022	0	Baltimore City Council	Refer to Baltimore Development Corporation	
12/8/2022	0	Baltimore City Council	Refer to Parking Authority	
12/8/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
12/8/2022	0	Baltimore City Council	Refer to City Solicitor	
12/8/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
12/8/2022	0	Baltimore City Council	Refer to Planning Commission	
12/8/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
12/5/2022	0	Baltimore City Council	Assigned	
12/5/2022	0	Baltimore City Council	Introduced	

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### Introductory\*

## City of Baltimore Council Bill

Introduced by: Councilmember Cohen

At the request of: Huifen Li  
Address: 11032 Wood Elves Way, Columbia, MD 21044  
Telephone: (443) 468-3689

## A Bill Entitled

### An Ordinance concerning **Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 427 Gusryan Street**

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 427 Gusrayn Street (Block 6345, Lot 037), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size).

By authority of

Article - Zoning

Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), and 9-701(2)

Baltimore City Revised Code

(Edition 2000)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 427 Gusrayn Street (Block 6345, Lot 037), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**Section 2. And be it further ordained,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 2 dwelling units, in R-7 Zoning District, is 2,200 square feet, and the lot area size is 1,472 square feet, thus requiring a variance of 33.1%.

**Section 3. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**Section 4. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.