



## Legislation Details (With Text)

**File #:** 19-0419      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place

**Type:** Ordinance      **Status:** Enacted

**File created:** 7/22/2019      **In control:** City Council

**On agenda:**      **Final action:** 12/18/2019

**Enactment date:**      **Enactment #:** 19-323

**Title:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place  
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

**Sponsors:** Leon F. Pinkett, III

**Indexes:** Conditional Use, Dwellings, Variances, Zoning

**Code sections:**

**Attachments:** 1. Statement of Intent 19-0419, 2. Plat 19-0419, 3. 19-0419~1st Reader, 4. Fire 19-0419, 5. DOT 19-0419, 6. Planning 19-0419, 7. BDC 19-0419, 8. DHCD 19-0419, 9. BMZA 19-0419, 10. Law 19-0419, 11. Parking 19-0419, 12. 2nd Reader Committee Amendments 19-0419, 13. 19-0419~3rd Reader, 14. 19-0419 complete bill file

Date	Ver.	Action By	Action	Result
1/13/2020	0	Mayor	Signed by Mayor	
12/2/2019	0	City Council	Approved and Sent to the Mayor	
11/18/2019	0	City Council	3rd Reader, for final passage	
11/18/2019	0	Land Use Committee	Recommended Favorably with Amendment	
11/6/2019	0	Land Use Committee	Recommended Favorably with Amendment	Pass
10/12/2019	0	Land Use Committee	Sign Posting	
9/23/2019	0	Land Use Committee	Scheduled for a Public Hearing	
7/25/2019	0	The City Council	Refer to Dept. of Transportation	
7/25/2019	0	The City Council	Refer to Baltimore Development Corporation	
7/25/2019	0	The City Council	Refer to Parking Authority	
7/25/2019	0	The City Council	Refer to Dept. of Housing and Community Development	
7/25/2019	0	The City Council	Refer to Fire Department	
7/25/2019	0	The City Council	Refer to City Solicitor	
7/25/2019	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
7/25/2019	0	The City Council	Refer to Planning Commission	

7/22/2019	0	City Council	Assigned
7/22/2019	0	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 Pinkett  
At the request of: Elliott Pratt  
Address: 2310 Eutaw Place, Baltimore, Maryland 21217  
Telephone: 410-844-1185

A Bill Entitled

An Ordinance concerning  
**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2310 Eutaw Place**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2310 Eutaw Place (Block 3424, Lot 026), as outlined in red on the accompanying plat; and granting a variance from certain bulk (lot area) regulations.

By authority of  
Article 32 - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d)  
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 3 dwelling units in the R-7 Zoning District on the property known as 2310 Eutaw Place (Block 3424, Lot 026), 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 §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and § 9-703(d) for the lot area size, as a lot area of 3,300 square feet is required for 3 dwelling units, and the lot is approximately 2,820 square feet.

**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.