



## Legislation Details (With Text)

<b>File #:</b>	21-0171	<b>Version:</b>	0	<b>Name:</b>	Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 811 Chauncey Avenue
<b>Type:</b>	Ordinance	<b>Status:</b>			Enacted
<b>File created:</b>	11/1/2021	<b>In control:</b>			Baltimore City Council
<b>On agenda:</b>		<b>Final action:</b>			6/13/2022
<b>Enactment date:</b>		<b>Enactment #:</b>			22-135
<b>Title:</b>	Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 811 Chauncey Avenue 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 811 Chauncey Avenue (Block 3463A, Lot 013C), as outlined in red on the accompanying plat; and granting a variance from bulk (lot area) requirements.				
<b>Sponsors:</b>	James Torrence				
<b>Indexes:</b>	Conditional Use, Conversion, Dwellings, Variances, Zoning				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Statement of intent 21-0171, 2. Plat 21-0171, 3. Community letter of support 21-0171, 4. 21-0171~1st Reader, 5. BMZA 21-0171, 6. Planning 21-0171, 7. BDC 21-0171, 8. PNI - 21-0171 CU Chauncey Avenue, 9. 21-0171 Agenda, 10. PABC 21-0171, 11. Certificate of Posting 811 Chauncey Ave, 12. DHCD 21-0171, 13. City Council Bill 21-0171 (Fire), 14. DOT 21-0171, 15. Law 21-0171, 16. 21-0171 Agenda, 17. 21-0171 Bill Synopsis, 18. 21-0171 Letters of Support James E Hooper House, 19. 21-0171 Hearing Notes, 20. 21-0171 Voting Form, 21. 21-0171 Minutes, 22. 21-0171 Findings of Facts, 23. 21-0171 Findings of Facts, 24. 21-0171~3rd Reader, 25. 21-0171 Signed, 26. Completed Ordinance 21-0171				

Date	Ver.	Action By	Action	Result
6/21/2022	0	Mayor	Signed by Mayor	
4/4/2022	0	Baltimore City Council	Approved and Sent to the Mayor	
3/21/2022	0	Economic and Community Development	Recommended Favorably	
3/21/2022	0	Baltimore City Council	3rd Reader, for final passage	
3/8/2022	0	Economic and Community Development	Recommended Favorably	Pass
2/14/2022	0	Economic and Community Development	Sign Posting	
1/10/2022	0	Economic and Community Development	Scheduled for a Public Hearing	
11/4/2021	0	Baltimore City Council	Refer to Baltimore Development Corporation	
11/4/2021	0	Baltimore City Council	Refer to Dept. of Transportation	
11/4/2021	0	Baltimore City Council	Refer to Parking Authority Board	
11/4/2021	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
11/4/2021	0	Baltimore City Council	Refer to Planning Commission	

11/4/2021	0	Baltimore City Council	Refer to Dept. of Housing and Community Development
11/4/2021	0	Baltimore City Council	Refer to Fire Department
11/4/2021	0	Baltimore City Council	Refer to City Solicitor
11/1/2021	0	Baltimore City Council	Assigned
11/1/2021	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 Torrence

At the request of: Mattheu Mabry

Address: 811 Chauncey Avenue, Baltimore, MD 21217

Telephone: 202-740-4496

### A Bill Entitled

An Ordinance concerning

#### **Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 811 Chauncey Avenue**

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 811 Chauncey Avenue (Block 3463A, Lot 013C), as outlined in red on the accompanying plat; and granting a variance from bulk (lot area) requirements.

By authority of

Article - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-401 (Table 9-401), 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 2 dwelling units in the R-7 Zoning District on the property known as 811 Chauncey Avenue (Block 3463A, Lot 013C), 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 required lot area size, as a lot area of 2,200 square feet is required for 2 dwelling units, and the lot is approximately 1,680 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.