



## Legislation Details (With Text)

**File #:** 22-0276      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2722 Auchentoroly Terrace

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

**File created:** 9/12/2022      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 2/24/2023

**Enactment date:**      **Enactment #:** 23-191

**Title:** 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..

**Sponsors:** James Torrence

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

**Code sections:**

**Attachments:** 1. 2722 Auchentoroly Terrace - Statement of Intent, 2. 2722 Auchentoroly Terrace - Plat, 3. 2722 Auchentoroly Terrace - Community Letter of Support, 4. 2722 Auchentoroly Terrace - Zoning Administrator Memo, 5. 22-0276(1)~1st Reader, 6. CCB #22-0276 - Planning Commission, 7. 22-0276 Public Notice Instructions, 8. Certificate of Posting 1122, 9. CERTIFICATE OF MAILING 1, 10. DHCD 22-0276, 11. DOT 22-0276, 12. BMZA 22-0276, 13. Fire 22-0276, 14. PABC 22-0276, 15. Law 22-0276, 16. BDC 22-0276, 17. 22-0276 Agenda, 18. 22-0276 - Bill Synopsis, 19. 22-0276 Attendance Sheet, 20. 22-0276 Voting Sheet, 21. 22-0276 Findings of Fact, 22. 22-0276 Minutes, 23. 22-0276 Hearing Notes, 24. Findings of Fact 22-0276, 25. 22-0276~3rd Reader, 26. Plat 22-0276, 27. 22-0276 Signed, 28. Plat 22-0276 Signed, 29. Completed Ordinance 22-0276

Date	Ver.	Action By	Action	Result
3/13/2023	0	Mayor	Signed by Mayor	
1/9/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
12/15/2022	0	Economic and Community Development	Recommended Favorably	
12/15/2022	0	Baltimore City Council	3rd Reader, for final passage	
12/13/2022	0	Economic and Community Development	Recommended Favorably	Pass
11/22/2022	0	Economic and Community Development	Sign Posting	
10/24/2022	0	Economic and Community Development	Scheduled for a Public Hearing	
9/15/2022	0	Baltimore City Council	Refer to Baltimore Development Corporation	
9/15/2022	0	Baltimore City Council	Refer to Parking Authority	
9/15/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
9/15/2022	0	Baltimore City Council	Refer to City Solicitor	

9/15/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
9/15/2022	0	Baltimore City Council	Refer to Planning Commission
9/15/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development
9/15/2022	0	Baltimore City Council	Refer to Fire Department
9/12/2022	0	Baltimore City Council	Assigned
9/12/2022	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 Torrence  
At the request of: Melinda Toussaint  
Address: 2700 E. Strathmore Ave.  
Baltimore, MD 21214  
Telephone: (202) 702-2647

### A Bill Entitled

An Ordinance concerning

#### **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

Section(s) 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)

**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-8 Zoning District on the property known as 2722 Auchentoroly Terrace (Block 3229, Lot 30), 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 the Zoning Code, 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 the R-8 Zoning District, is 1,500 square feet, and the lot area size is 1,200 square feet, more or less, thus requiring a variance of 20%.

**Section 3. And be it further ordained,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of

the Zoning Code, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

**Section 4. 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 5. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.