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**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, November 12, 2024
10:03 AM**

COUNCIL CHAMBERS

Council Bill #24-0600

**Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling
Units in the R-8 Zoning District - Variances - 2106 McCulloh Street**

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BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0600

Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2106 McCulloh Street

Sponsor: Councilmember Torrence

Introduced: September 30, 2024

Purpose: For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2106 McCulloh Street (Block 0309, Lot 005), as outlined in red on the accompanying plat; and granting a variance from off-street parking requirements; and providing for a special effective date.

Effective: Date it is enacted.

Agency Reports

Law Department	None as of this writing
Department of Housing and Community Development	None as of this writing
Fire Department	None as of this writing
Planning Commission	None as of this writing
Board of Municipal and Zoning Appeals	None as of this writing
Baltimore Development Corporation	None as of this writing
Department of Transportation	None as of this writing
Office of Equity and Civil Rights	None as of this writing
Parking Authority of Baltimore City	None as of this writing

Analysis

Current Law

[Baltimore City Code](#)

[Article 32 – Zoning](#)

[Sections 5-201\(a\), 5-305\(a\), 5-308, 9-703\(f\), 16-203, and 16-602 \(Table 16-406\)](#)

Background

This bill would allow the property at 2106 McCulloh St. to be converted from a single-family dwelling unit to a 3-unit dwelling.

The property is owned by ABCD Homes, LLC and is located in the 7th Council District.

See [Certificate of Posting](#) included in this writing for picture of said property.

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0600, Baltimore Sun, and all agency reports and correspondence received as of this writing.

Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268

Analysis Date: November 7, 2024



LEFT GOD TO

the United States of
America and the people of
the world are invited to
participate in the
celebration of the
centennial of the
adoption of the
Constitution of the
United States of
America.

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**CITY OF BALTIMORE
COUNCIL BILL 24-0600
(First Reader)**

Introduced by: Councilmember Torrence
At the request of: Derek Hayes o/b/o ABCD Homes, LLC
Address: P.O. Box 24, Owings Mills, Maryland 21117
Telephone: (443) 814-2223

Introduced and read first time: September 30, 2024

Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Planning, Baltimore Development Corporation, Department of Transportation, Department of Public Works

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use of a Single-Family Dwelling Unit to**
3 **3 Dwelling Units in the R-8 Zoning District – Variances –**
4 **2106 McCulloh Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as
7 2106 McCulloh Street (Block 0309, Lot 005), as outlined in red on the accompanying plat;
8 and granting a variance from off-street parking requirements; and providing for a special
9 effective date.

10 BY authority of

11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 9-703(f), 16-203, and 16-602 (Table 16-406)
13 Baltimore City Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in
17 the R-8 Zoning District on the property known as 2106 McCulloh Street (Block 0309, Lot 005),
18 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
19 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
20 all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
24 off-street parking.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 24-0600

1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
10 enacted.

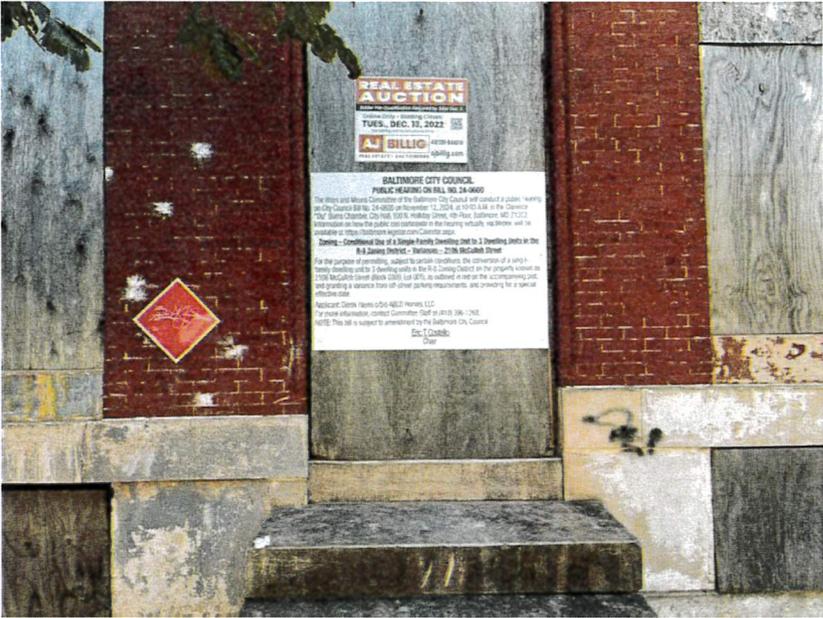
Additional Materials

BILL # 24-0600

Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: October 19, 2024

City Council Bill No. 24-0600



2106 McCulloh Street (1 of 2)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:
Address: 2106 McCulloh Street

Date Posted: October 19, 2024

Name: Derek Hayes o/b/o ABCD Homes, LLC

Address: P.O. Box 24
Owings Mills Md. 21117

Telephone: (443) 814-2223

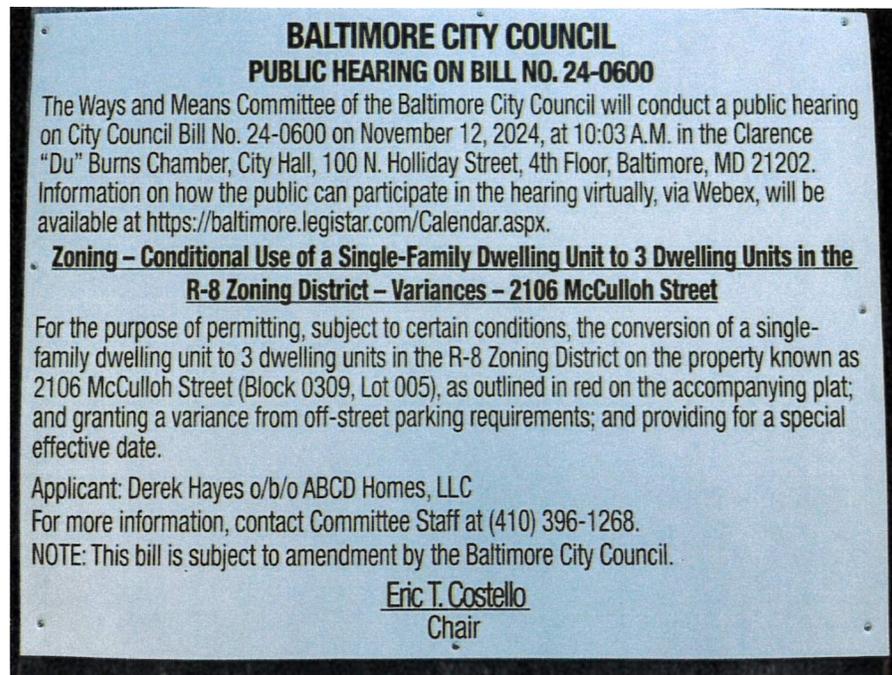

R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: October 19, 2024

City Council Bill No. 24-0600



2106 McCulloh Street- close up of sign wording (2 of 2)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

Address: 2106 McCulloh Street

Date Posted: October 19, 2024

Name: Derek Hayes o/b/o ABCD Homes, LLC

Address: P.O. Box 24

Owings Mills Md. 21117

Telephone: (443) 814-2223

R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

DEPARTMENT OF LEGISLATIVE REFERENCE**STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street
 City Hall, Suite 626
 Baltimore, Maryland 21202

Phone: (410) 396-4730
 Email: ben.guthorn@baltimorecity.gov

01. Property Information.

Property Address: 2106 McCullon St.		Block: 0315	Lot: 009
City: Baltimore	State: MD	Zip Code: 21217	

02. Applicant's Contact Information.

First Name: Derek		Last Name: Hayes	
Mailing Address: P.O. Box 24			
City: Dwings Mills		State: MD	Zip Code: 21117
Telephone Number: 443- 748 -2223 814		Email Address: derek@abcdhomes.org	

03. Agency.

Is the applicant acting as an agent for another? - yes

If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.

(Use an additional sheet if necessary.)

Corporate Entity: ABCD HOMES, LLC			
01	First Name: Derek		Last Name: Hayes
Mailing Address: P.O. Box 24			
City: Dwings Mills		State: MD	Zip Code: 21117
02	First Name:		Last Name:
Mailing Address:			
City:		State:	Zip Code:

04. Current Property Owner's Contact Information (if different than applicant).

First Name:		Last Name:	
Mailing Address:			
City:		State:	Zip Code:
Telephone Number:		Email Address:	

05. Property Acquisition.		
Date the property was acquired by the current owner: <u>11/21/23</u>		
Deed Reference	Liber/Book:	Folio/Page:
06. All Proposed Zoning Changes for the Property.		
Zoning District	Current Zoning District:	Requested Zoning District: <u>R-8</u>
Conditional Use	Existing Use: <u>Single dwelling</u>	Proposed Conditional Use: <u>(3) three dwelling units</u>
	Please describe all intended uses of the Property: <u>Convert existing premises into 3 Apt dwelling units. Off street parking offered as well</u>	
<i>Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 - Zoning. e.g. Table 9-301, Table 10-301, etc.</i>		
Multifamily	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units	
	Proposed Number of Units: <u>3</u>	
	Gross Square Footage of Building: (Not including basement area)	
	Unit 01	Gross Sq./Ft: <u>1200</u> No. of Bedrooms: - <u>2</u>
	Unit 02	Gross Sq./Ft: <u>1200</u> No. of Bedrooms: - <u>2</u>
	Unit <u>03</u>	Gross Sq./Ft: <u>1200</u> No. of Bedrooms: - <u>2</u>
	Unit	Gross Sq./Ft: No. of Bedrooms: -
	<i>(Add additional units as needed.)</i>	
<p>ARTICLE 32, § 9-703. CONVERSION STANDARDS.</p> <p>(a) In general. All conversions must meet the standards set forth in this section.</p> <p>(b) Existing dwelling. (1) The existing dwelling must be: (i) a structure originally constructed as a single-family dwelling; and (ii) 1,500 square feet or more in gross floor area. (2) For purposes of this subsection, gross floor area does not include any basement area.</p> <p>(c) GFA per dwelling unit. The converted dwelling must meet the following gross floor area per unit type: (1) 1-bedroom unit: 750 square feet. (2) 2-bedroom unit: 1,000 square feet. (3) 3- or more bedroom unit: 1,250 square feet.</p> <p>*Please note that one off-street parking space is required per each dwelling unit added.</p>		

07. Contract Contingency.

Is there a purchase contract contingent on the requested legislative authorization? - *NO*

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

(Add additional parties as needed.)

1 ST PARTY	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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2 ND PARTY	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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The purposes, nature, and effect of the contract are:

N/A

08. Affidavit.

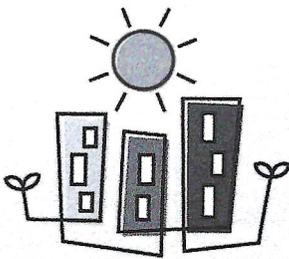
I, *Derek Hayes*, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.



 Applicant's Signature

7/30/24

 Date



Druid Heights Community Development Corporation

DRUID HEIGHTS
Community Development Corporation

2140 McCulloh Street Baltimore, Maryland 21217

December 26, 2022

Honorable Councilman James Torrence
7th District Baltimore City Council
100 N. Holliday Street
Baltimore, MD 21202

To Honorable Councilman James Torrence:

Druid Heights Community Development Corporation (DHCDC) supports the renovation of 2106 McCulloh Street.

For the benefit of the Druid Heights Community Development Corporation (Druid Heights CDC) and its residents, Druid Heights CDC shall support all necessary governmental permits and approvals associated with the proposed redevelopment and conversion of **2106 McCulloh Street** (the "Property") from a single-family home into three apartments with a rear parking pad including but not limited to the Owner's request for an ordinance permitting this conversion and any request for a variance from the Baltimore City Board of Municipal and Zoning Appeals in exchange for upholding the terms below during redevelopment of the Property and throughout its use as an apartment building.

The owner also agrees to the following:

1. Perform all exterior and interior work in accordance with: (1) the Baltimore City Code and obtain all necessary permits for such construction; (2) all licenses and registrations associated with owning a multi-unit dwelling in Baltimore City; and (3) any other applicable local, State, or Federal regulations or codes.
2. Each apartment of the Property will be provided with one 65-gallon trash can with a tightly secured lid per City Code and one recycling bin. Additionally, the Property shall provide one additional 65-gallon trash can with a tightly secured lid per City code can and one additional recycling bin for use by all tenants of the Property.

The Druid Heights Community Development Corporation (DHCDC), a non-profit organization, was established in 1974 in order to assist with bringing equity within the Druid Heights community. DHCDC's mission is to cause, encourage and promote community self-empowerment through the development of economic, educational, employment, and affordable housing opportunities. The overall goal is to accelerate the revitalization of the neighborhood with self-empowerment, employment, and economic opportunities, all while creating a stable and safe community environment.

We appreciate your continued support and advocacy for the community residents within the Druid Heights community. Please contact me with any additional questions at jjennings@druidheights.com or (443) 821-7279.

Sincerely,
JohnDre Jennings
Ms. JohnDre Jennings
Executive Director



Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 2106 McCulloh Street

Date: September 11, 2024

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Convert existing premises into three dwelling units - R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- For three dwelling units, at least two off-street parking spaces are required. The rear of the lot does not appear to be able to accommodate the required off-street parking spaces, therefore, a variance will be needed. (Subsection 9-703(f), Table 16-406)

The required lot area for three dwelling units is 1,875 square feet. The existing lot is approximately 2,400 square feet. (Subsection 9-703(d), Table 9-401). Sufficient for three dwelling units.

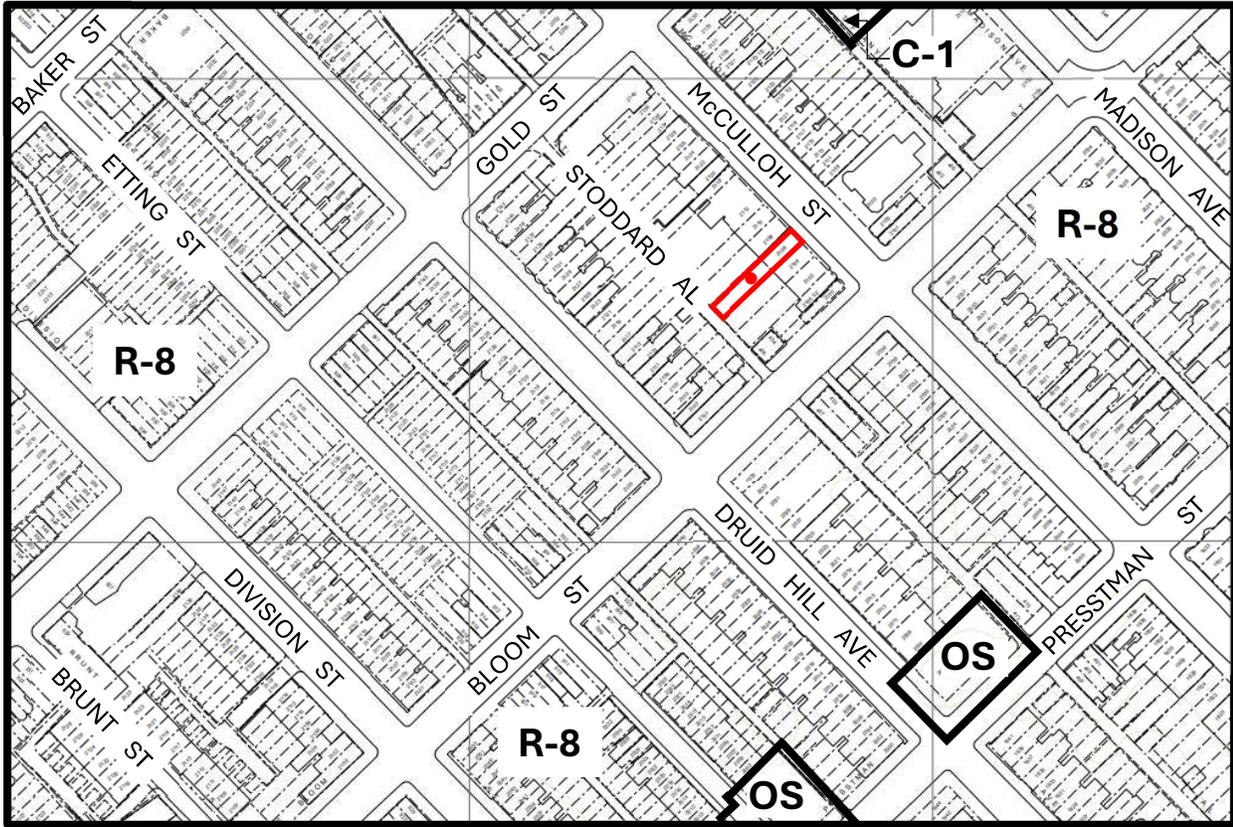
This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

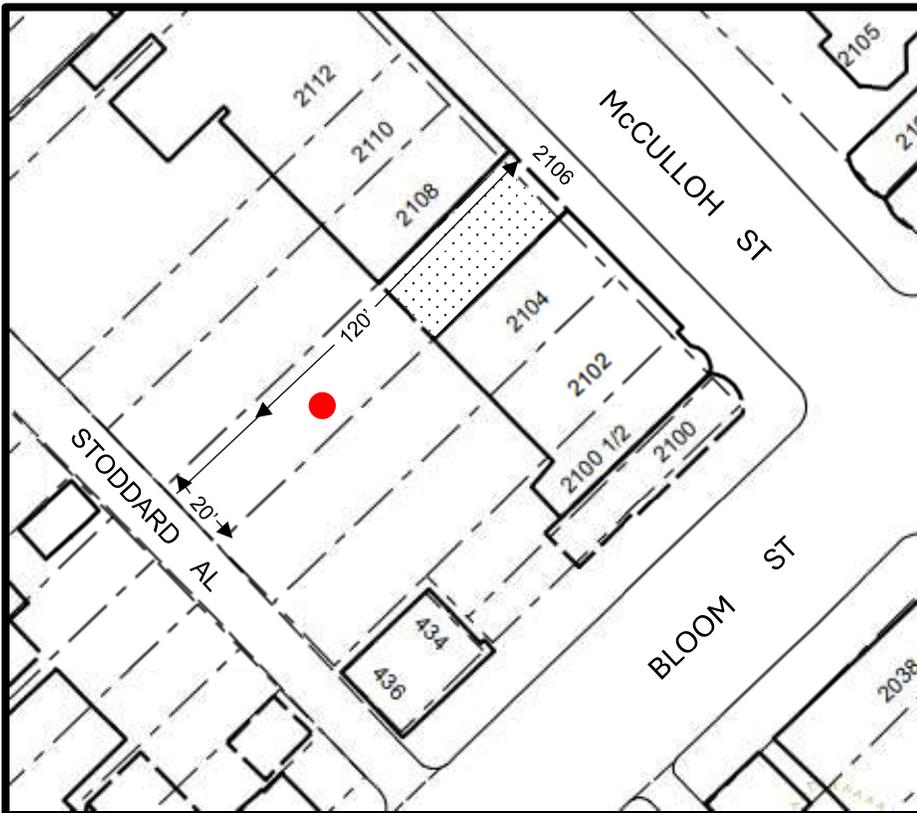
Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Kiya Griffin, Applicant
Councilmember James Torrence
Department of Planning

**SHEET NO. 44 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 2106 McCULLOH STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 14 SECTION 4
BLOCK 309 LOT 5

MAYOR

PRESIDENT CITY COUNCIL