

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: 1817 N Broadway St		Block: 1446	Lot: 009
City: Baltimore	State: md	Zip Code: 21213	

02. Applicant's Contact Information.

First Name: antonio	Last Name: womack	
Mailing Address: 3401 Sequoia ave		
City: Baltimore	State: md	Zip Code: 21215
Telephone Number: 4108085140	Email Address: arwomack@live.com	

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: Dreambuilders Residential Solutions, LLC

01	First Name: antonio	Last Name: womack
Mailing Address: 3401 Sequoia Ave		
City: Baltimore	State: Md	Zip Code: 21215

02	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:

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

First Name: Antpno	Last Name: Womack	
Mailing Address: 3401 Sequoia Ave		
City: Baltimore	State: md	Zip Code: 21215
Telephone Number: 4108085140	Email Address: arwomack@live.com	

05. Property Acquisition.

Date the property was acquired by the current owner: Mach 2024

Deed Reference

Liber/Book: 71

Folio/Page: 244

06. All Proposed Zoning Changes for the Property.

Zoning District

Current Zoning District: R8

Requested Zoning District: R8

Conditional Use

Existing Use:
single familyProposed Conditional Use:
4 unit multi familyPlease describe all intended uses of the Property:
Property will be used as four unit building with management office

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.

Multifamily

Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units

Proposed Number of Units: 4

Gross Square Footage of Building: (Not including basement area)

Unit 01	Gross Sq./Ft: 600	No. of Bedrooms: 01	<input type="checkbox"/>
Unit 02	Gross Sq./Ft: 300	No. of Bedrooms: -	
Unit	Gross Sq./Ft: 600	No. of Bedrooms: 01	<input type="checkbox"/>
Unit	Gross Sq./Ft: 900	No. of Bedrooms: 01	<input type="checkbox"/>

(Add additional units as needed.)

ARTICLE 32. § 9-703. CONVERSION STANDARDS.

(a) In general.

All conversions must meet the standards set forth in this section.

(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.

(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.

*Please note that one off-street parking space is required per each dwelling unit added.

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.)

1ST PARTY

First Name: kim

Last Name: womack

Mailing Address: 3401 Sequoia Ave

City: Baltimore

State: Md

Zip Code: 21215

2ND PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

The purposes, nature, and effect of the contract are:

TBD

08. Affidavit.

I, _____, 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.

Antonio R. Womack

Applicant's Signature



Date

8/1/24