

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No. 25-0037

MOTION OF THE CHAIR OF THE COMMITTEE LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh Street

1. the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**
 - Multi-unit dwellings are permitted in the R-8 district and staff finds that this use would not be detrimental to or endanger the public health, safety, or welfare.
2. the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
 - The use is permitted by the R-8 district and would not conflict with any Urban Renewal Plan
3. the authorization **would not** be contrary to the public interest **for the following reasons:**
 - Use of this property as a rowhome dwelling is in the public interest because it will provide additional housing options in the community.
4. the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
 - Use of this property as a two-dwelling unit will not create in the community with a negative impact on public health, safety, or welfare.

After consideration of the following, **where applicable (fill out all that are relevant):**

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 - a. The proposed site is a single-family rowhouse into two-dwelling house. The property measures 15' by 105' and is currently improved with a three-story building measuring approximately 15' by 64'. The unit will consist of one three-bedroom unit and one four-bedroom unit. The total gross floor area is 2,607 square feet. The proposed units will have floor areas of 1,334 and 1,466 square feet.
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;

- a. There is no additional parking required.
3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - a. This property is located in the Madison Park neighborhood, a predominantly residential area characterized by rowhome developments. Approval of this conditional use will have no adverse impact on present or future development.
4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - There is reasonable proximity of other dwellings and places of public gathering.
5. accessibility of the premises for emergency vehicles;
 - There is adequate accessibility for emergency vehicles.
6. accessibility of light and air to the premises and to the property in the vicinity;
 - There is adequate accessibility of light and air to the premises.
7. the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
 - There are adequate utilities, roads, drainage, and other necessary facilities.
8. the preservation of cultural and historic landmarks and structures;
 - The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.
9. the character of the neighborhood;
 - This property is located in the Madison Park neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes.
10. the provisions of the City's Comprehensive Master Plan;
 - a. The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will assist in increasing the availability of housing options within Madison Park.
11. the provisions of any applicable Urban Renewal Plan;
 - The proposed use is not prevented or limited by the Washington Village Urban Renewal Plan which is applicable to the property.
12. all applicable standards and requirements of this Code;
 - N/A
13. the intent and purpose of this Code; and

- The proposed use is consistent with the intent and purpose of the Zoning Code.

14. any other matters considered to be in the interest of the general welfare.

- The proposed use is consistent with any other matters considered to be in the interest of general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated April 15, 2025, including the Department of Planning Staff Report, dated April 3, 2025.

[X] Testimony presented at the Committee hearing.

[X] Findings of the applicant – adopted by committee on April 24, 2025

Oral – Witness:

- Michele Toth, Law Department
- Eric Tiso, Planning Commission
- Luciano Diaz, Department of Transportation
- Jason Wright, Department of Housing and Community Development
- Tom Wellington, Baltimore Development Corporation

Written:

- Law Department, Agency Report – Dated April 22, 2025
- Department of Housing and Community Development, Agency Report – April 24, 2025

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey – Chair
Sharon Middleton
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard