

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No. 25-0041

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-7 Zoning District – Variances – 2628 Edmondson Avenue

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:**
 - Rowhome dwellings are permitted in the R-7 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-7 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. The building has been vacant and the owner intends to rent the units to low-income tenants.
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 three-dwelling housing unit will not create a negative impact on public health, safety, or welfare of the community.

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 measures approximately 23' by 85' and is currently a three-story building occupying nearly the entire lot. The proposed site is a single-family dwelling to be converted into three two-bedroom apartment units. One unit is proposed for each floor of the structure. The lot for three dwellings requires 2,750 square feet, but this lot only encloses 1,955 square feet; therefore does not meet this requirement.
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 Mosher 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 the preservation of cultural and historic landmarks and structures.
9. the character of the neighborhood;
 - This property is located in the Mosher 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 the general welfare.

FINDINGS OF FACT FOR VARIANCE

City Council Bill No. 25-0041

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE AND TRANSPORTATION AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO THE APPLICABLE SECTIONS OF ARTICLE 32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING ANY VARIANCES OF APPLICABLE STANDARDS FOR:

Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue

VARIANCE FROM YARD REQUIREMENTS

(Use a separate Variance form for each Variance sought in the bill)

THRESHOLD QUESTION:

- ☒ *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

HARDSHIP OR PRACTICAL DIFFICULTY:

*The City Council has considered at least one of the following:
(check all that apply to evidence consideration)*

- ☒ The physical surroundings around the **STRUCTURE / LAND** involved;
(underline one)
- ☒ The shape of the **STRUCTURE / LAND** involved;
(underline one)
- ☐ The topographical conditions of the **STRUCTURE / LAND** involved.
(underline one)

*and finds **either** that:*

*(1) An unnecessary hardship **WOULD / WOULD NOT** (underline one) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:*

or that:

(2) Practical difficulty WOULD / **WOULD NOT** (*underline one*) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The property at 2686 Edmondson Avenue is an end-of-unit rowhouse with three existing entrances, a condition not present on the other structures in the row. The purpose of the variance needed is to allow for the creation of one dwelling unit on each floor of the building, making efficient use of the existing layout. The variance will not be injurious to the use or enjoyment of surrounding properties. The variance requested is in harmony with the intent of the Zoning Code, the General Land Use Plan, and the applicable area master plan.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated March 3, 2023, including the Department of Planning Staff Report, dated March 2, 2023.

[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:

- Department of Transportation, Agency Report – Dated May 1, 2023
- Board of Municipal and Zoning Appeals, Agency Report – Dated December 5, 2022
- Law Department, Agency Report – Dated April 13, 2023
- Department of Housing and Community Development, Agency Report – May 2, 2023
- Baltimore Development Corporation, Agency Report – Dated March 6, 2023
- Fire Department, Agency Report – Dated March 8, 2023
- Parking Authority, Agency Report – Dated December 20, 2022

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey – Chair
Sharon G. Middleton – Vice Chair
Mark Parker
Paris Gray
John Bullock
Phylicia Porter

Zac Blanchard