

Introduced by: Councilmember Bullock

At the request of: New Reflections, Inc.

Address: c/o Tammy Rollins, New Reflections, Inc., 201 Milford Mill Road, Suite 104,
Pikesville, Maryland 21208
Telephone: 410-908-9825

Prepared by: Department of Legislative Reference

Date: January 16, 2018

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0181

A BILL ENTITLED

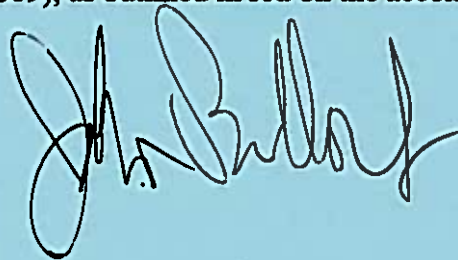
AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue**

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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

BY authority of

Article 32 - Zoning
Section(s) 5-201(a), 9-701(2) and 9-703
Baltimore City Revised Code
(Edition 2000)



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- | | |
|---|---|
| <input type="checkbox"/> Department of Public Works | <input checked="" type="checkbox"/> Baltimore City Public School System |
| <input type="checkbox"/> Department of Real Estate | <input checked="" type="checkbox"/> Baltimore Development Corporation |
| <input type="checkbox"/> Department of Recreation and Parks | <input checked="" type="checkbox"/> City Solicitor |
| <input checked="" type="checkbox"/> Department of Transportation | <input type="checkbox"/> Comptroller's Office |
| <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Department of Audits |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Department of Finance |
| <input type="checkbox"/> Mayor's Office of Employment Development | <input type="checkbox"/> Department of General Services |
| <input type="checkbox"/> Mayor's Office of Human Services | <input checked="" type="checkbox"/> Department of Housing and Community Development |
| <input type="checkbox"/> Mayor's Office of Information Technology | <input type="checkbox"/> Department of Human Resources |
| <input type="checkbox"/> Office of the Mayor | <input type="checkbox"/> Department of Planning |
| <input type="checkbox"/> Police Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Boards and Commissions

- | | |
|---|--|
| <input type="checkbox"/> Environmental Control Board | <input type="checkbox"/> Board of Estimates |
| <input type="checkbox"/> Fire & Police Employees' Retirement System | <input type="checkbox"/> Board of Ethics |
| <input type="checkbox"/> Labor Commissioner | <input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals |
| <input checked="" type="checkbox"/> Parking Authority Board | <input type="checkbox"/> Comm. for Historical and Architectural Preservation |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Commission on Sustainability |
| <input type="checkbox"/> Wage Commission | <input type="checkbox"/> Employees' Retirement System |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

CITY OF BALTIMORE
ORDINANCE **18-156**
Council Bill 18-0181

Introduced by: Councilmember Bullock

At the request of: New Reflections, Inc.

Address: c/o Tammy Rollins, New Reflections, Inc., 201 Milford Mill Road, Suite 104,
Pikesville, Maryland 21208

Telephone: 410-908-9825

Introduced and read first time: January 22, 2018

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: May 14, 2018

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District – Variance – 824 North Carrollton Avenue**

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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of

Article 32 - Zoning

Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2) and ~~9-703~~, 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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a); and 9-701(2) and ~~9-703~~, 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 Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District (Table 16-406).

SECTION 3. 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

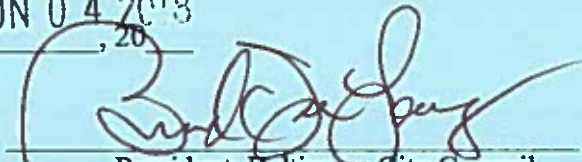
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 18-0181

1 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
2 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
3 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
4 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
5 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
6 the Zoning Administrator.

7 SECTION 3.4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th
8 day after the date it is enacted.

Certified as duly passed this _____ day of JUN 04 2018, 2018



President, Baltimore City Council


Certified as duly delivered to Her Honor, the Mayor,

this _____ day of JUN 04, 2018



Chief Clerk

Approved this 20 day of June, 2018



Mayor, Baltimore City

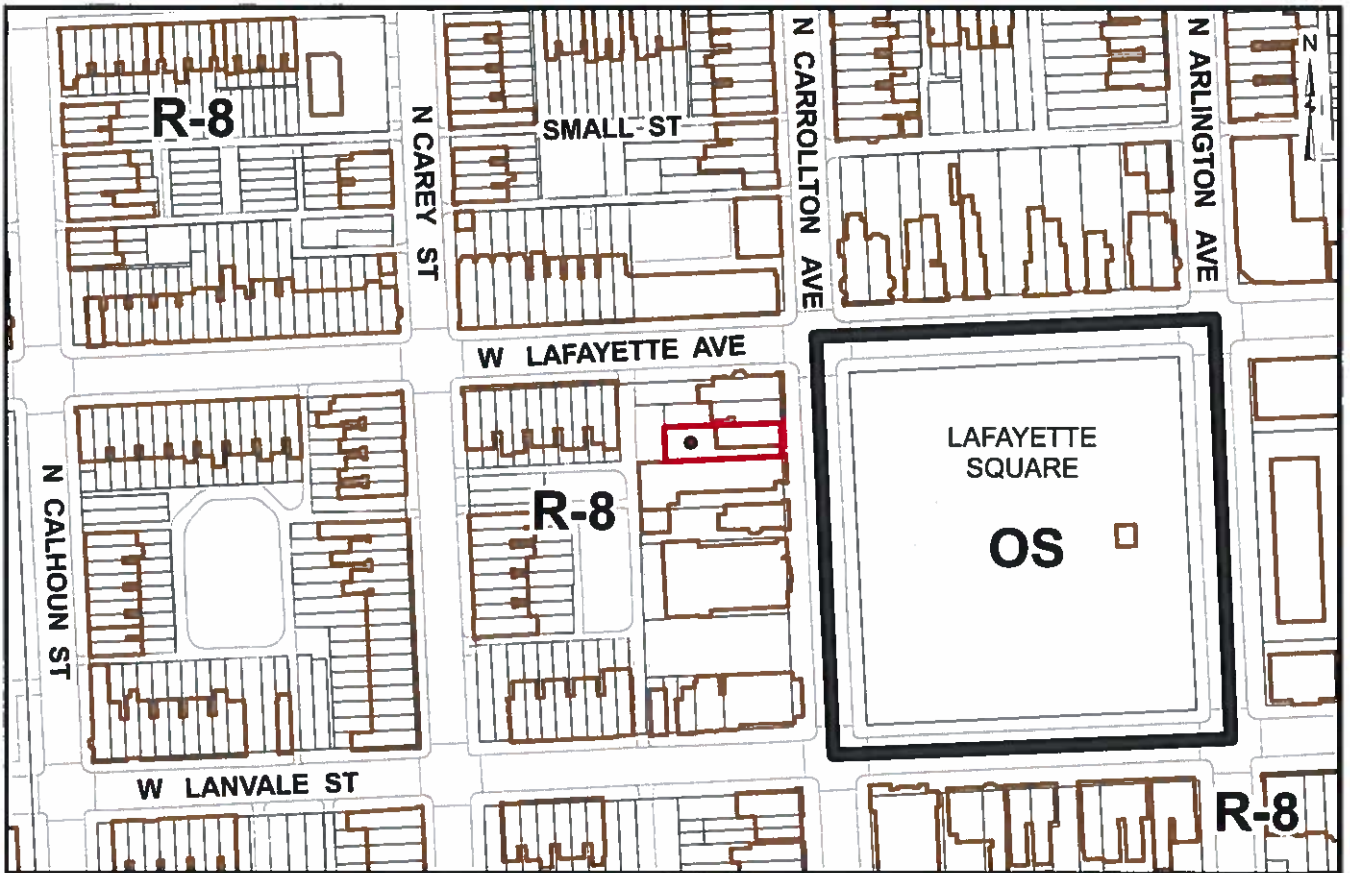
Approved For Form and Legal Sufficiency

This 19th Day of June 2018

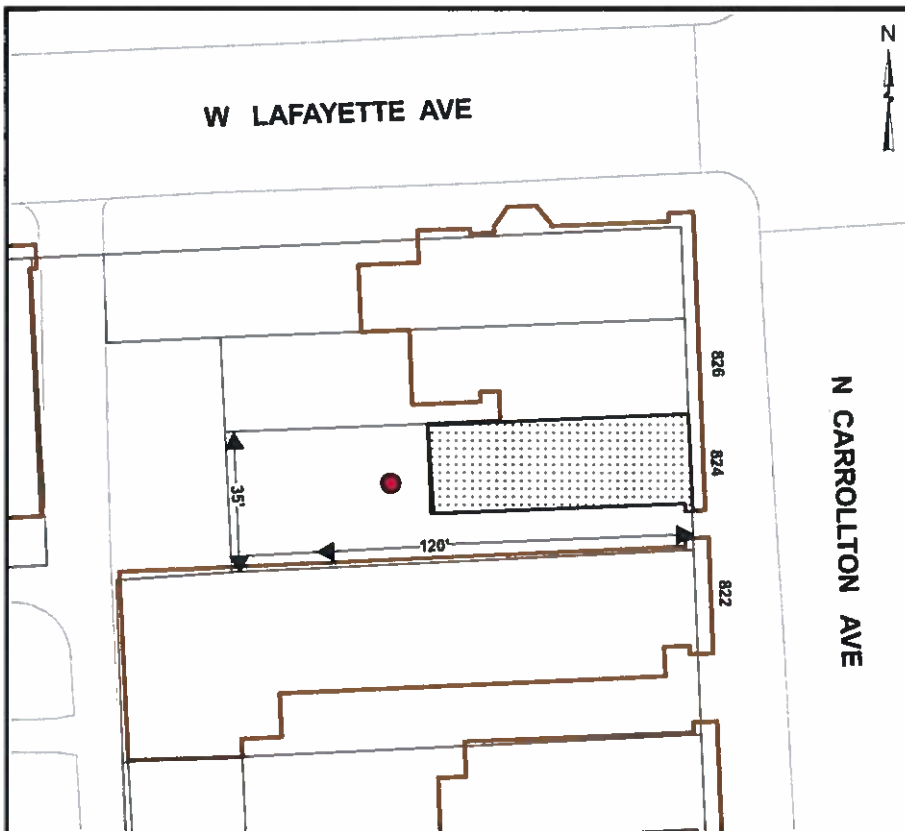


Chief Solicitor

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



Scale: 1" = 200'



Scale: 1" = 50'

Note:

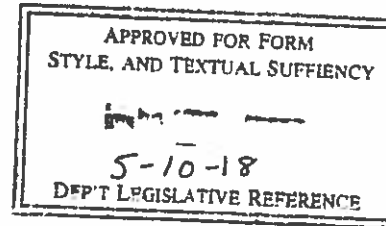
In Connection With The Property Known As No. 824 NORTH CARROLLTON AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 16 SECTION 15
BLOCK 90 LOT 9

[Signature]
MAYOR
[Signature]
PRESIDENT CITY COUNCIL

•

AMENDMENTS TO COUNCIL BILL 18-0181
(1st Reader Copy)



By: Land Use and Transportation Committee

ADOPTED

Amendment No. 1

On page 1, in line 3, after “District –”, insert “Variance –”; and, in line 6, after “plat”, insert “; and granting a variance from certain off-street parking regulations”.

Amendment No. 2

On page 1, in line 9, after “5-201(a),”, insert “5-305(a), 5-308,”; and, in the same line, strike “and 9-703” and substitute “, 9-703(f), 16-203, and 16-602 (Table 16-406)”.

Amendment No. 3

On page 1, in line 16, after “5-201(a), strike the comma and insert “and”; and, in the same line, strike “and 9-703”.

Amendment No. 4

On page 1, after line 17, insert

“SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-202, and 16-603: Off-street parking in the R-8 Zoning District (Table 16-406).”

Amendment No. 5

On page 1, in line 18, and on page 2, in line 1, strike “2 and 3”, respectively, and substitute “3 and 4”, respectively.

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, 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:

ADOPTED

City Council Bill No. 18-0181

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton 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:**

The establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare because the proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Harlem Park and Lafayette Square community.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

The subject property is in the Harlem Park Project II Urban Renewal Area. The proposed use furthers two of the Urban Renewal Plan objectives by:

- a. providing housing resources for families of all income levels through rehabilitation and new construction, and
- b. addressing the growing number of vacant and deteriorated properties.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods. Objective 1: Expand Housing Choices for all Residents.

ADDITION

- (4) the authorization **would** be in harmony with the purpose and intent of this Code for the following reasons:

The area is predominantly residential. The adaptive re-use as a two-family attached dwelling would allow preservation of part of Harlem Park's traditional and historic architectural fabric while offering a more affordable housing alternative to persons who wish to live in an area convenient to downtown Baltimore.

Furthermore, the conditional use requested benefits the neighborhood by allowing revitalization of a blighted singled-family property in the Harlem Park neighborhood that has sat vacant for over 10 years.

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

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the site, including its size and shape, are adequate for the proposed use.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There will be no negative impact resulting to traffic patterns in the immediate area. The property is not located on a block where the Parking Authority administers any on-street parking programs. The Parking Authority is not opposed to the bill.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use will not impair the present and future development of this lot or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use would not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The proposed use would not alter the character of the neighborhood. The proposed use as a 2-family dwelling would be consistent with residential use in the area and would not prevent continuing use of a structure that is a contributing element in the Harlem Park and Lafayette Square community.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods. Objective 1: Expand Housing Choices for all Residents.

- (11) the provisions of any applicable Urban Renewal Plan;

The subject property is in the Harlem Park Project II Urban Renewal Area. The proposed use furthers two of the Urban Renewal Plan objectives by:

- a. providing housing resources for families of all income levels through rehabilitation and new construction, and by
- b. addressing the growing number of vacant and deteriorated properties

- (12) all applicable standards and requirements of this Code;

The proposed use will meet applicable standards and requirements of the Code provided that the off-street variance is granted.

(13) the intent and purpose of this Code; and

The proposed use meets the intent and purpose of the Code.

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

The proposed use meets the intent and purpose of the Code, specifically the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods

SOURCE OF FINDINGS (Check all that apply):

- Planning Report - The findings listed above have been transferred from the Planning Commission's/Department of Planning's reports dated: February 23, 2018 and February 22, 2018, respectively.
- Testimony presented at the Committee hearing

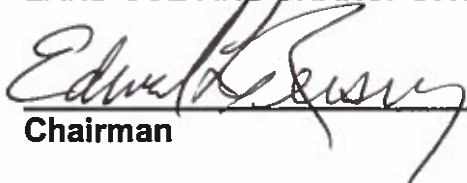
Oral – Witness Name:

- Mr. Martin French, Department of Planning
- Ms. Katelyn McCauley, Department of Transportation
- Ms. Sharon DaBoin, Department of Housing and Community Development
- Mr. Taylor LaFave, Parking Authority of Baltimore City


Written – Submitted by: (Include documents that have relevant facts only)

- Baltimore City Planning Commission – (Agency Report) – Dated: 2/13/2018
- Department of Planning – Staff report – Dated: 2/22/2018
- Department of Planning – Findings of Fact – City Council Bill 18-0181 – 5/09/2018
- Department of Transportation (Agency Report) – January 29, 2018
- Parking Authority of Baltimore City (Agency Report) February 26, 2018
- Department of Housing and Community Development (Agency Report) – 04/27/2018


LAND USE AND TRANSPORTATION COMMITTEE:


Chairman



Member



Member



Member



Member

Member

Member

Member

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

ADOPTED

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE: AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO Article 32, Section 5-308 of the Baltimore City Code, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A VARIANCE FOR OFF-STREET PARKING.

City Council Bill No. 18-0181

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue

(1) Uniqueness

The following characteristics of the land or structure are different than neighboring properties in the same zoning classification: *(Possible examples include: particular physical surroundings, topographical conditions, irregularity of shape, slope, grade, narrowness, shallowness, accessibility, subsurface conditions, obstructions, historical significance)*

The property is unique by virtue of the characteristics of the rear of the existing structure, which has ample lot space to provide off-street parking, but does not have the right to accessibility for ingress/egress due to the adjacent alleyway being owned by Baltimore City's Department of Recreation and Parks.

(2) Unnecessary hardship or practical difficulty

- (i) Due to the characteristics described above, enforcing off-street parking restrictions would cause a disproportionate impact on the property as compared to other neighboring properties, resulting in an unnecessary hardship or practical difficulty because:

Accessibility to the rear lot is obstructed by a lot owned by Baltimore City's Department of Recreation and Parks. A variance for one additional off-street parking space is needed and has been requested. The Department of Transportation will not be impacted by the use. The Parking Authority for Baltimore City is not opposed to the use.

0819001A

- (ii) This impact would be unnecessarily burdensome OR would unreasonably prevent the applicant from using the property for a permitted purpose (describe):

Attempting to create a 2-unit dwelling in the original property under current Code restriction, would be burdensome given the zoning requirements.

Constructing a 2-unit dwelling will allow the existing property to remain anchored into the fabric of the community and, at the same time, add alternative housing.

(3) The hardship/difficulty is not self-imposed

As described below, the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property:

The Zoning Code requires one off-street parking space for each dwelling unit (Section 9-703.f.), which cannot be provided due to non-ownership of the adjacent alleyway which blocks accessibility for ingress/egress to the rear lot of the property. Due to the design of the property and lack of accessibility for egress/ingress, the off-street parking requirement cannot be met.

The Parking Authority of Baltimore City is not opposed to the proposed use. The Department of Transportation supports the use.

(4) Substantial justice to applicant and nearby owners

Granting the variance will do substantial justice to the applicant and nearby owners because:

Grant of the variance will protect the integrity of the residential zoning district by allowing the applicant to use the property for a permitted use and safeguard against uses that are not permitted in the zoning district. Granting of the variance, therefore, will not negatively impact the abutting residential properties.

OR

The following lesser form of relief would ensure justice because:

(5) Impact of variance on profitability of the property

The purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property, rather, an additional purpose is to:

- Create alternative housing in Baltimore City;
- Provide affordable housing resources for low and moderate income persons, families and elderly through new construction and rehabilitation in traditional residential neighborhoods;
- Convert a vacant house to an adaptive reuse.

(6) Impact on neighboring properties

The variance will not be injurious to the use and enjoyment of other property in the immediate vicinity or substantially diminish and impair property values in the neighborhood for the following reasons:

The proposed 2-unit dwelling will be residential and is consistent with neighboring properties.

(7) Consistency with the Spirit of the Zoning Code

Granting the variance is in harmony with the purpose and intent of this Code in the following ways:

The proposed use meets all other applicable standards and requirements of the Code and serves the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods.

(8) Impact on other City Plans

The variance is not precluded by and will not adversely affect any Urban Renewal Plan, the City's Comprehensive Master Plan or any Historical and Architectural Preservation District.

The property is located on a residential street in the R-8 district. This conditional use would benefit the Harlem Park and Lafayette Square communities by creating a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents. The adaptive re-use of the property will provide affordable housing and allow for a

more diverse variety of choices for residents hoping to move into the neighborhood.

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods. Objective 1: Expand Housing Choices for all Residents.

The subject property is in the Harlem Park Project II Urban Renewal Area. The proposed use furthers two of the Urban Renewal Plan objectives by:

- a. providing housing resources for families of all income levels through rehabilitation and new construction, and
- b. addressing the growing number of vacant and deteriorated properties

(9) Public Health, Safety, Welfare etc.

The variance **WILL NOT** adversely affect/endanger the public health, safety, or welfare; or be in any way contrary to the public interest.

SOURCE OF FINDINGS (Check all that apply):

Planning Report – Memoranda dated February 23, 2018

Testimony presented at the Committee hearing:

Oral – Witness Name:

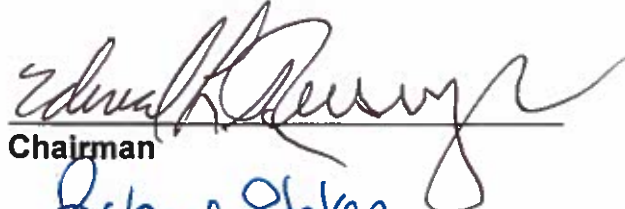
- Mr. Martin French, Department of Planning Staff
- Mr. Taylor LaFave, Parking Authority for Baltimore City
- Ms. Katie McCauley, Department of Transportation
- Ms. Sharon DaBoin, Department of Housing and Community Development

Written – Submitted by: (Include documents that have relevant facts only)

- Baltimore City Planning Commission – Agency Report – Dated 2/23/18
- Department of Planning – Staff Report – Dated 2/22/18
- Department of Transportation – Agency Report – Dated 1/29/18
- Parking Authority of Baltimore City – Agency Report – Dated 2/26/18

- Department of Housing and Community Development – Agency Report – 4/27/18

LAND USE AND TRANSPORTATION COMMITTEE:



Chairman

Member



Member

Member



Member

Member



Member

Member

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: May 9, 2018

BILL#: 18-0181

BILL TITLE: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue

MOTION BY: *Clark* SECONDED BY: *Medele*

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>7</u>			

CHAIRPERSON: *Edward H. Reisinger*

COMMITTEE STAFF: Jennifer L. Coates, Initials: *JLC*



Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

Office of the Zoning Administrator
417 E. Fayette Street
Benton Bldg., Room 147
Baltimore MD. 21202

Ref: 824 N. Carrollton Avenue

Date: January 04, 2018

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

Convert existing premises into two dwelling units

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.

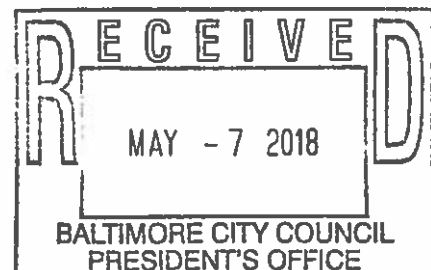
In the furtherance of said Ordinance approval, the Zoning Administrator has reviewed the property and information provided by the applicant, and determined that no variances would be needed at this time for this request. The property meets the required bulk regulations for two dwelling units, and meets the gross floor area per unit type (2, 4-bedroom units). In addition, the applicant has confirmed that the required off-street parking (one space per dwelling unit) will also be provided.

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

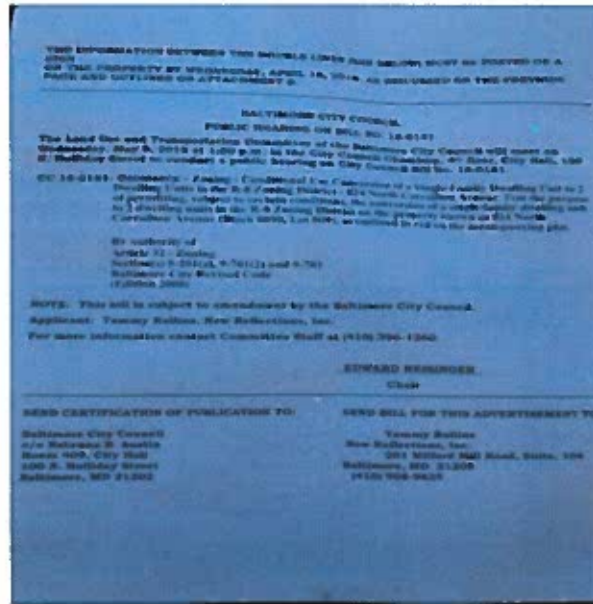
cc: Department of Legislative Reference
New Reflections, Inc. c/o Tammy Rollins
Councilman John Bullock



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

City Council Bill No.: 18-0181

Today's Date: April 17, 2018



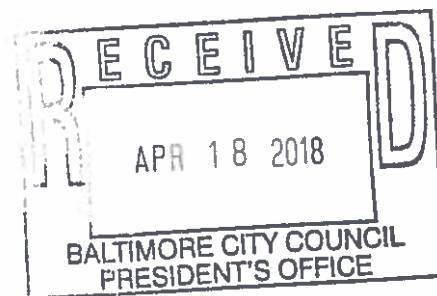
Address: 824 N. Carrollton Ave, Baltimore, Maryland 21217

Date Posted: April 17, 2018

Name: New Reflections, Inc

Address: 201 Milford Mill Road, Ste. 104, Pikesville, Maryland 21208

Telephone: 240-544-8753 (Tinamaria Spencer) 410-908-9825 (Tammy Rollins)



- 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

City Council Bill No.:

Today's Date: April 17, 2018

Posted sign on April 17, 2018



Address: 824 N. Carrollton Ave, Baltimore, Maryland 21217

Date Posted: April 17, 2018

Name: New Reflections, Inc

Address: 201 Milford Mill Road, Ste. 104, Pikesville, Maryland 21208

Telephone: 410-908-9825

- *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*

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY BY WEDNESDAY, APRIL 18, 2018, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0181**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 9, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0181.

CC 18-0181- ORDINANCE - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue 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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Section(s) 5-201(a), 9-701(2) and 9-703
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Tammy Rollins, New Reflections, Inc.

For more information contact Committee Staff at (410) 396-1260.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Tammy Rollins
New Reflections, Inc.
201 Milford Mill Road, Suite, 104
Baltimore, MD 21208
(410) 908-9825

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY BY WEDNESDAY, APRIL 19, 2018, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0181**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 9, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0181.

CC 18-0181 - ORDINANCE - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue 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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

By authority of
Article 32 - Zoning
Section(s) 9-201(a), 9-701(2) and 9-703
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Tammy Rollins, New Reflections, Inc.

For more information contact Committee Staff at (410) 396-1260.

EDWARD REISINGER

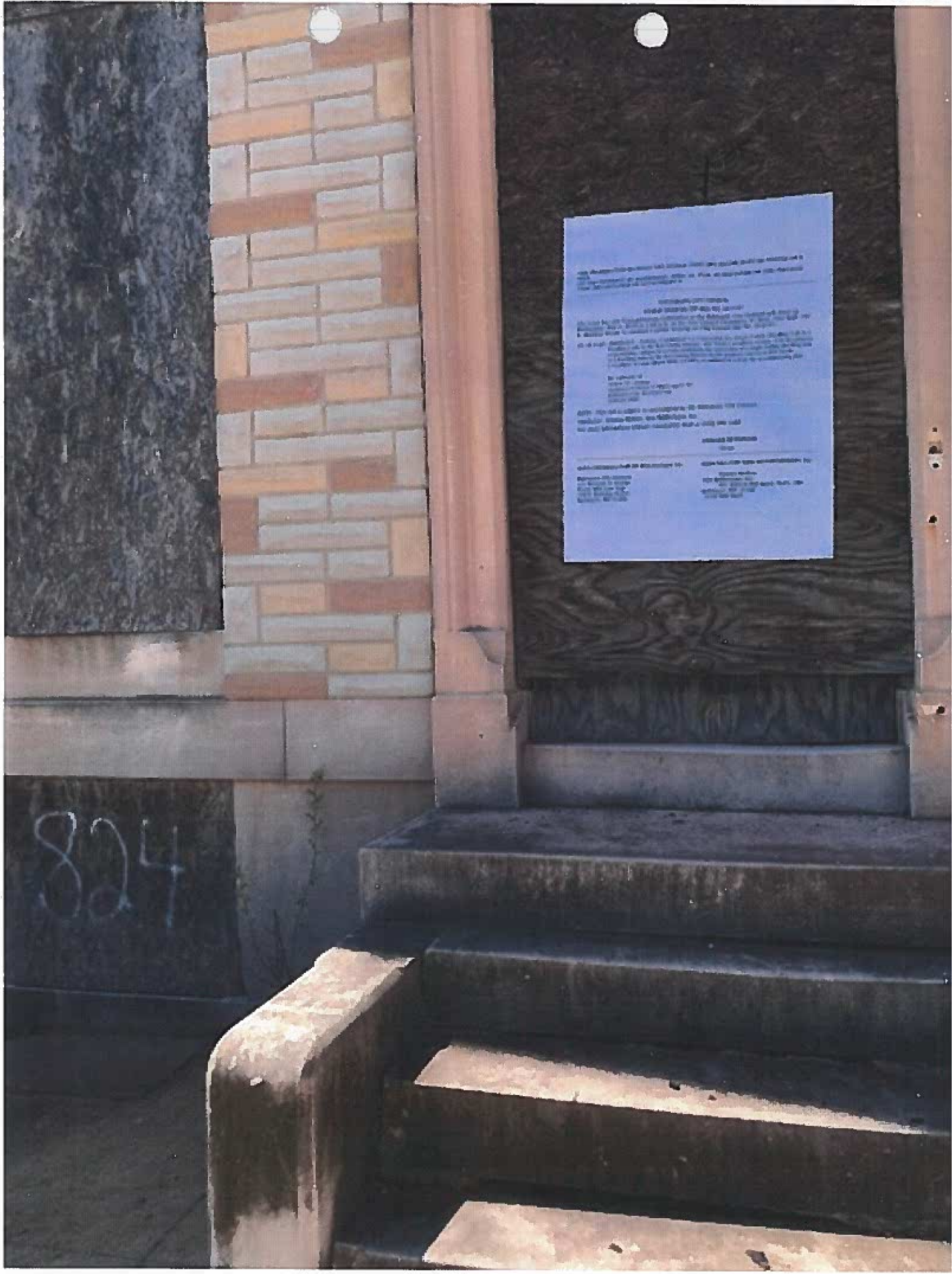
Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Tammy Rollins
New Reflections, Inc.
201 Milford Mill Road, Suite, 104
Baltimore, MD 21208
(410) 908-9825



824

Das Grundstücksgesamtheit hat seinen Namen durch den Verkauf an die
Gemeinde...
Verkaufsergebnis
Der Verkauf hat den Zweck...
...
Verkaufsergebnis
...
Verkaufsergebnis
...

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Tammy Rollins, New Reflections, Inc.

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee, Baltimore City Council

DATE: March 28, 2018

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING –
CONDITIONAL USES/VARIANCES

The Baltimore City Council's Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 18-0181

Date: Wednesday, May 9, 2018

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

- **Article 32. Zoning § 5-602 – Major Variances; Conditional Uses**

For helpful information about the notice requirements under Article 32, Zoning, pages 129 – 130 (see Attachment B). You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Wording for Sign

The information that must be posted appears between the double lines on the attached page (**See Attachment A**); the deadline date is indicated in **BOLD** letters at the top of Attachment A.

Certification of Postings

Certification of the sign posting on the property, in duplicate, must be sent four (4) days prior to the hearing to:



Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

Please note that ALL of these requirement MUST be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov

ATTACHMENT A

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY **BY WEDNESDAY, APRIL 18, 2018**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0181

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 9, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0181.

CC 18-0181- ORDINANCE - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue 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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Section(s) 5-201(a), 9-701(2) and 9-703
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Tammy Rollins, New Reflections, Inc.

For more information contact Committee Staff at (410) 396-1260.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

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SEND BILL FOR THIS ADVERTISEMENT TO:

Tammy Rollins
New Reflections, Inc.
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Baltimore, MD 21208
(410) 908-9825

**ZONING
SUBTITLE 6 - NOTICES**

ARTICLE 32, § 5-602

§ 5-602. Major variances; Conditional uses.

(a) Hearing required.

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

(b) Notice of hearing required.

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

(d) Number and manner of posted notices.

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notice.

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

(Ord. 16-581; Ord. 17-015.)

CITY OF BALTIMORE

CATHERINE E. PUGH,
Mayor

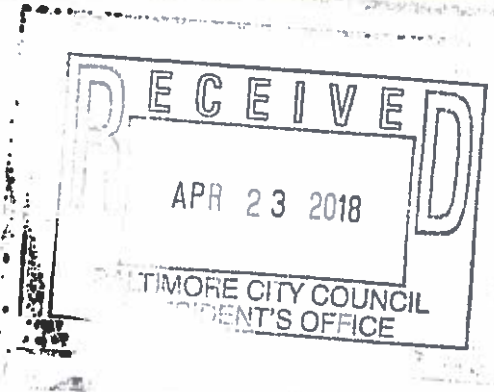


DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

April 23, 2018

Honorable President and Members
of the City Council of Baltimore
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Attn: Natawna B. Austin,
Executive Secretary



Re: City Council Bill 18-0181 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0181 for form and legal sufficiency. Subject to certain conditions, the bill permits the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 824 North Carrollton Avenue.

Under the Zoning Article of the City Code, the conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code (BCC), Art. 32, § 9-701(2). Further, approval of a conditional use must be based on the following findings:

(1) the establishment, location, construction, maintenance, or operation of the conditional 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; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code.

§ 5-406(a). Moreover, the above findings must be guided by 14 “considerations” involving, for example, such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” § 5-406(b).

Comments

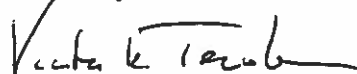
The Land Use and Transportation Committee (the "Committee") must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. After weighing the evidence presented and submitted into the record before it, the Committee is required to make findings of fact with respect to the factors and considerations outlined above. If, after its investigation of the facts, the Committee makes findings which support the conditional use and the four variances sought, it may adopt these findings and the legal requirements will be met.

The Law Department notes that the Planning Staff Report ("Report") fails to provide any findings of fact that would allow approval of the conditional use. The report notes the required criteria needed to lawfully approve the bill and concludes those criteria are satisfied, but it does not provide any facts that support this conclusion. For this **all the necessary facts must be provided in oral or written testimony at the bill's public hearing. In their absence, the Law Department will be unable to approve the bill for form and legal sufficiency.**

Law Department notes further that a bill that would authorize a conditional use is classified as a "legislative authorization." Art. 32, § 5-501. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the bill. *See* Art 32, § 5-602. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* Art. 32, §§ 5-504, 5-506, 5-604. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* Art. 32 § 5-507.

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for conditional use and variances have been met.

Sincerely,



Victor K. Terval
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant City Solicitor

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

April 27, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: CC Bill No. 18-0181: Zoning – Conditional Use Conversion – Single-Family Dwelling to Multiple-Family Dwelling (2 dwelling units) in the R-8 Zoning District – 824 North Carrollton Avenue

Ladies and Gentlemen:

City Council Bill No. 18-0181 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

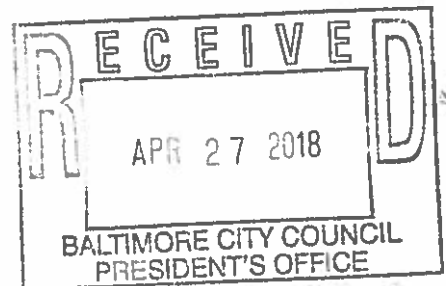
The purpose of City Council Bill No. 18-0181 is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to a multiple-family dwelling housing two (2) dwelling units in the R-8 Zoning District on the property located at 824 North Carrollton Avenue as outlined in red on the accompanying plat.

The BMZA has reviewed the legislation and concurs with the report and recommendation of the Planning Department in support of the passage of CC Bill No. 18-0181.

Sincerely,

Derek J. Baumgardner
Acting Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



F

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #18-0181/ ZONING – CONDITIONAL USE CONVERSION– 824 NORTH CARROLLTON AVENUE

CITY of
BALTIMORE
MEMO



DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

February 23, 2018

At its regular meeting of February 22, 2018, the Planning Commission considered City Council Bill #18-0181, 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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment, and approval as amended, of City Council Bill #18-0181 and adopted the following resolution, eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406(a) and §5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City; and further

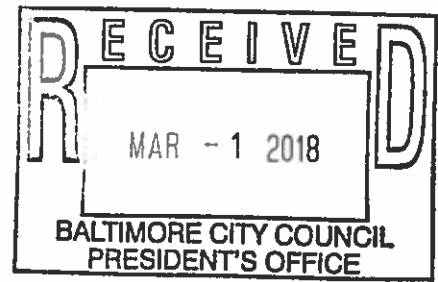
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #18-0181 be amended and passed by the City Council.

If you have any questions, please contact Mr. Martin French in the Land Use and Urban Design Division at 410-396-1354.

TJS/ewt

Attachment

Fav w/ Amends



**cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Katelyn McCauley, DOT
Ms. Natawna Austin, Council Services
Ms. Tammy Rollins, New Reflections, Inc.**



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 22, 2018

REQUEST: City Council Bill #18-0181 / Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue

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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

RECOMMENDATION: Amendment, and Approval as amended

Amendment: Add a variance of off-street parking regulations.

STAFF: Martin French

PETITIONERS: Councilmember Bullock, at the request of New Reflections, Inc.

OWNER: New Reflections LLC

SITE/GENERAL AREA

Site Conditions: 824 North Carrollton Avenue is located on the west side of the street, approximately 49' south of the intersection with Lafayette Avenue, and opposite Lafayette Square. This property measures approximately 35' by 120' and is currently improved with a three-story semi-detached originally residential building measuring approximately 24' by 72'. This site is zoned R-8 and is located in the Harlem Park II Urban Renewal Plan Area and the Old West Baltimore National Register Historic District. The building on the lot is vacant and uninhabitable at present.

General Area: This is a predominantly residential area known as Harlem Park, with scattered non-residential uses such as religious institutions and a few small commercial uses. The subject property is opposite the western side of Lafayette Square. Most of the housing closest to this property was originally developed in the middle of the 19th Century, while the larger historic area dates from the 1850s to the 1880s. Behind this property is one of the inner block parks created in the early 1960s pursuant to the Harlem Park II Urban Renewal Plan.

HISTORY

The Harlem Park Project II Urban Renewal Plan was established by Ordinance no. 419 dated July 6, 1960, and was last amended by Amendment 6 approved by Ordinance no. 10-264 dated March 24, 2010. The Old West Baltimore Historic District was certified to the National Register of Historic Places on December 23, 2004.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents. The proposed action also furthers two of the objectives of the Harlem Park II Urban Renewal Plan, to provide housing resources for families of all income levels through rehabilitation and new construction, and to address the growing number of vacant and deteriorated properties.

ANALYSIS

Project: This legislation would allow the petitioner to use the existing structure as two dwelling units. Adaptive re-use as a two-family attached dwelling would allow preservation of part of Harlem Park's traditional and historic architectural fabric while offering a more affordable housing alternative to persons who wish to live in an area convenient to downtown Baltimore.

Zoning Analysis: This property includes a townhouse once containing over 5,000 square feet of floor area. This bill would encourage re-use of a structure consistent with its current zoning.

- The Zoning Code requires, for conversion of a single-family property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §9-703.d., citing Table 9-401). A lot area of 1,500 square feet is thus required for the proposed use. This lot has 4,200 square feet, so a lot area variance is not needed for this requirement. The Code also requires that the premises have a floor area of at least 1,500 square feet (BCZC §9-703.b.); this building has over 5,000 square feet of gross floor area, and thus does not need a variance of this requirement.
- A rear yard setback of 20' is required (Table 9-401). This property has a 48' deep rear yard. No variance of this requirement is needed.
- The maximum lot coverage allowed is 80% (Table 9-401). This structure covers 41% of the lot, so no variance of that requirement is needed.
- One off-street parking space is required to serve the newly-created dwelling unit (§9-703.f.). The property has no rear yard accessible for off-street parking, and no way to obtain access from the nearest street (Carrollton Avenue, mid-block). A variance for off-street parking is therefore required, and should be included in this bill.

Conditional Use – Required findings: In accordance with §5-406 of Article 32 (the Zoning Code of Baltimore City), the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 5 {"Applications and Authorizations"}, subtitle 4 {"Conditional Uses"} of the Zoning Code:

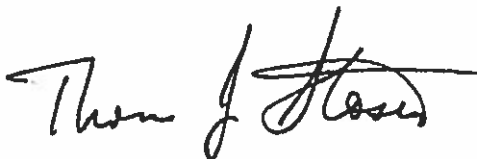
1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would in harmony with the purpose and intent of this article (§5-406).

In addition, the Zoning Code requires review of these considerations:

- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;
- the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to emergency vehicles;
- there is adequate light and air to the premises and to properties in the vicinity;
- adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
- the proposed use would not interfere with preservation of cultural and historic landmarks and structures;
- the proposed use would not alter the character of the neighborhood;
- the proposed use is consistent with provisions of the City's Comprehensive Master Plan; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this Code (§5-406).

The proposed use as a 2-family dwelling would be consistent with residential use in the area and would not prevent continuing use of a structure that is a contributing element in the Harlem Park and Lafayette Square community.

Notification: The Harlem Park Neighborhood Council and the Lafayette Square Association, and Councilman Bullock, were notified of this action.



Thomas J. Stosur
Director

FINDINGS OF FACT – CITY COUNCIL BILL 18-0181

Conditional Use – Required findings: In accordance with §5-406 of Article 32 (the Zoning Code of Baltimore City), the Planning Commission bases its recommendation to the City Council to approve a conditional use on these findings of fact required by Title 5 {“Applications and Authorizations”}, subtitle 4 {“Conditional Uses”} of the Zoning Code:

1. the establishment, location, construction, maintenance, or operation of the conditional 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;
3. the authorization would not be contrary to the public interest; and
4. the authorization would in harmony with the purpose and intent of this article (§5-406).

In addition, the Planning Commission makes these additional findings:

- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;
- the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to emergency vehicles;
- there is adequate light and air to the premises and to properties in the vicinity;
- adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
- the proposed use would not interfere with preservation of cultural and historic landmarks and structures;
- the proposed use would not alter the character of the neighborhood;
- the proposed use is consistent with provisions of the City’s Comprehensive Master Plan; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this Code (§5-406).

In summary, the proposed use as a 2-family dwelling would be consistent with residential use in the area and would not prevent continuing use of a structure that is a contributing element in the Harlem Park and Lafayette Square community.

received
5-9-18 JRC
Planning - French



100

100


Amendment recommended by the Planning Commission:

One off-street parking space is required to serve the newly-created dwelling unit (§9-703.f). The property has no rear yard accessible for off-street parking, and no way to obtain access from the nearest street (Carrollton Avenue, mid-block). A variance for off-street parking is therefore required, and should be included in this bill. The reason for the variance is that there is a practical difficulty, in the form of the as-built context of the area in which this property is located, with complying with this requirement of Article 32 (the Zoning Code).

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: April 27, 2018

Re: **City Council Bill 18-0181 - Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue**

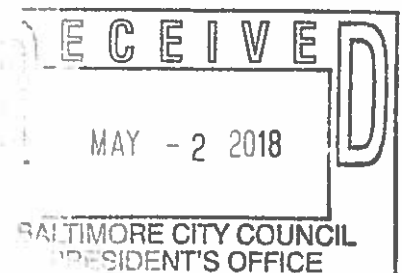
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0181, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 824 North Carrollton Avenue (Block 0090, Lot 009).

If enacted, this bill would allow the conversion of a blighted single-family property in the Harlem Park neighborhood to 2 dwelling units to assist with the restoration of property to productive reuse in the community. The property has been vacant for over 10 years.

The Department of Housing and Community Development supports the passage of City Council Bill 18-0181.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyrion Banks, *Mayor's Office of Government Relations*



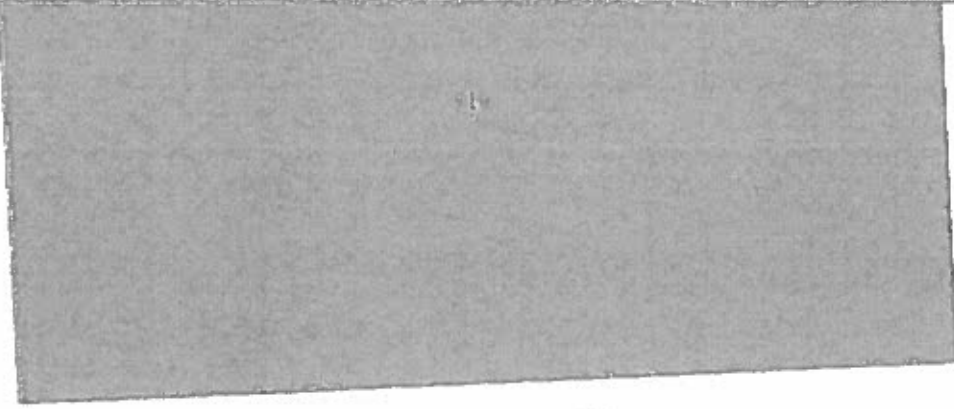
codeMap

Focus Areas

- Project COI
 - Phase 1
 - Phase 2
 - Phase 3
 - Comm De
 - Major Rede
 - Major R
 - Poppletr
 - Streamline
 - Opportuniti
 - CE Internal
- DHCD Acqt
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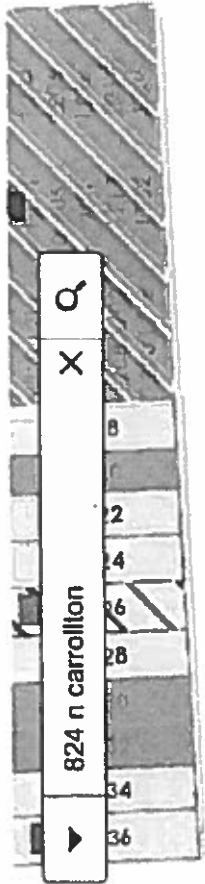
W LAFAYETTE AVE



53E

574

N CARROLLTON AVE



824 n carrollton

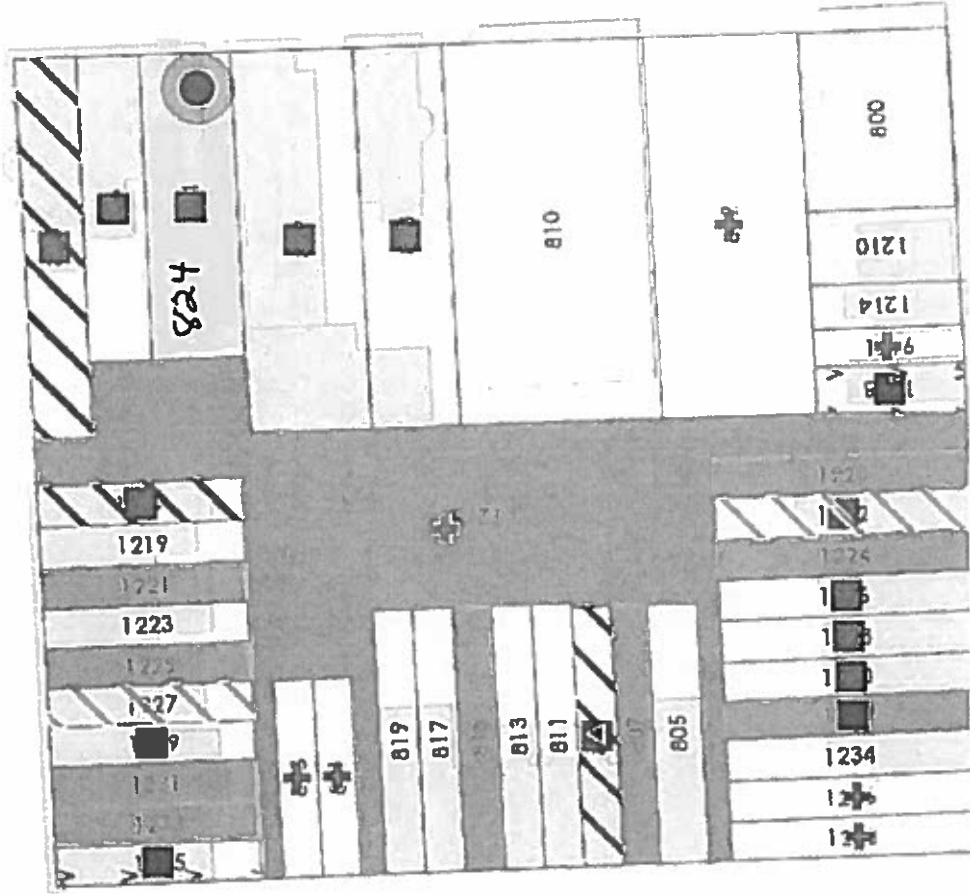
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W LAFAYETTE AVE



55E


N CAREY ST

Imagery



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: February 26, 2018

SUBJECT: City Council Bill No. 18-0181
Zoning-Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue

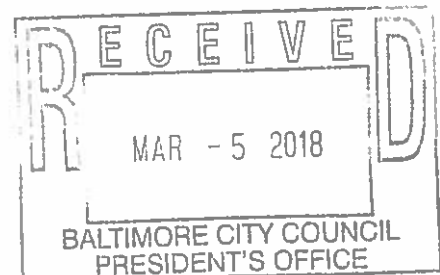
The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0181 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as North Carrollton Avenue (Block 0090, Lot 009).


The proposed conditional use is necessary to allow for the additional dwelling unit in the R-8 Zoning District.

BDC has no objection to this bill.

CC: Kyron Banks

No
052



F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill Report 18-0181		

TO Mayor Catherine E. Pugh

DATE: January 29, 2018

TO: Respective City Council Land Use and Transportation Committee

FROM: Department of Transportation

POSITION: Support

RE: Council Bill – 18-0181- Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue

INTRODUCTION – For the purpose of permitting, subject to certain conditions, the conversion of a single-family 5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 824 6 North Carrollton Avenue (Block 0090, Lot 009), within the 9th district.

PURPOSE/PLANS – The R-8 Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City’s inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street. Although rowhouse is the predominant housing type, this zoning district also accommodates other residential types, of a similar density, including detached and semi-detached dwellings, and multi-family developments of a larger scale than found in more restrictive zoning districts.

The proposed will have no impact on the Department of Transportation.

BRIEF HISTORY – Not applicable

FISCAL IMPACT – Not applicable

AGENCY/DEPARTMENT POSITION –

The Department of Transportation supports City Council 18-0181.

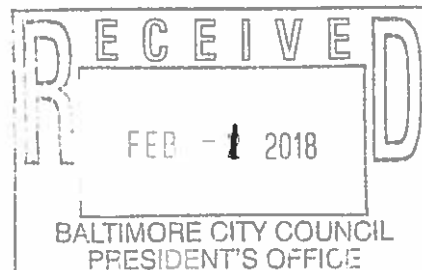
If you have any questions, please do not hesitate to contact Katelyn McCauley, at Katelyn.McCauley@baltimorecity.gov, or (443) 677-9391.

Sincerely,



Michelle Pourciau
Director

F



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, May 9, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0181

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0181

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue

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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

Sponsors: John T. Bullock

A motion was made by Member Clarke, seconded by Member Middleton, that the bill be recommended favorably. The motion carried by the following vote:

Yes: 7 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0181

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: May 9, 2018
Time (Beginning): 1:00 PM
Time (Ending): 1: 15 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~25
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [X] yes [] no [] n/a
Certification of advertising/posting notices in the file? [X] yes [] no [] n/a
Evidence of notification to property owners? [X] yes [] no [] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Clarke, Mary Pat
Seconded by: Councilmember Middleton, Sharon, Vice Chair
Final Vote: Favorable with Amendments

Major Speakers
(This is not an attendance record.)

- The Honorable John Bullock, Sponsor
 - Mr. Martin French, Staff, Planning Commission/Department of Planning
 - Ms. Katelyn McCauley, Department of Transportation
 - Mr. Derrick Baumgardner, Board of Municipal Zoning Appeals
 - Ms. Sharon, DaBoin, Department of Housing and Community Development
 - Mr. David Garza, Baltimore Development Corporation
 - Mr. Victor Tervalá, Department of Law
 - Mr. Taylor LaFave, Parking Authority for Baltimore City
-

Major Issues Discussed

1. Councilman Reisinger read the bill's number, title and purpose.
 2. Councilman Bullock testified in support of the bill.
 3. Mr. Martin French presented the Planning Commission/Department of Planning report and a handout with written findings. Mr. French explained the applicant's need for an off-street parking variance. Councilman Reisinger read the Zoning Administrator's letter dated January 8, 2014 which indicated that an off-street parking variance was not needed. Mr. French explained that the rear of the building is adjacent to an alley that was consolidated with a public park and is owned by the Department of Recreation and Parks. The applicant, consequently, does not have access for an egress/ingress for rear yard parking pad. An off-street variance is needed.
 4. Mr. Tervalá indicated that the Law Department supports the bill for form and legal sufficiency if the Planning Commission's findings are provided. Mr. Martin French presented findings.
 5. Agency representatives testified in support of their respective agency reports.
 6. The committee voted to approve the findings of fact taken from oral and written testimony. The committee also voted to amend the bill to include a variance for off-street parking.
 7. The hearing was adjourned.
-

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

Reisinger, Edward, Chairman..... Yea
Middleton, Sharon, Vice Chair..... Yea
Clarke, Mary Pat..... Yea
Costello, Eric..... Yea
Dorsey, Ryan..... Yea
Pinkett, Leon..... Yea
Stokes, Robert:..... Yea

Jennifer L. Coates, Committee Staff



Date: May 9, 2018

cc: Bill File
OCS Chrono File



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Land Use and Transportation Chairperson: Edward Reisinger
 Date: May 9, 2018 Time: 1:05 PM Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - RPP Area 9 (Federal Hill) - Exception for 819 and 821 Light Street CC Bill Number: 17-0119

PLEASE PRINT						WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY	
FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street <i>LHW</i>	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



(* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730: FAX: 410-396-8483.



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Land Use and Transportation

Chairperson: Edward Reisinger

Date: May 9, 2018

Time: 1:05 PM **Place:** Clarence "Du" Burns Chambers

Subject: Ordinance - RPP Area 9 (Federal Hill) - Exception for 819 and 821 Light Street

CC Bill Number: 17-0119

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY	
						FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sharon	Dobson		AED						

(* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, May 9, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0181

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0181

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue
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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

Sponsors:

John T. Bullock

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, May 9, 2018

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0181

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District -
824 North Carrollton Avenue***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac “Yitzy” Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac “Yitzy” Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac “Yitzy” Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac “Yitzy” Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0181

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue**

Sponsor: Councilmember Bullock

Introduced: January 22, 2018

Purpose:

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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

Effective: 30th day after enactment

Hearing Date/Time/Location: May 9, 2018 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable/Amend
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	Favorable
Department of Law	Comments
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	No Objection
Parking Authority for Baltimore City	Not Opposed
Fire Department	

Analysis

Current Law

Article 32 – Zoning; Section 5-201(a) and 9-701(2) and 9-703; Baltimore City Revised Code (Edition 2000). *See Attachment A*

Background

If approved, Bill 18-0181 will authorize a conditional use conversion of a single-family dwelling unit to two dwelling units at the property located at 824 N. Carrollton Avenue. The property is situated in the residential community of Harlem Park. The property is zoned R-8.

New Reflections, LLC is the applicant and owner of the property which was purchased on November 6, 2017. The property has been vacant for 10 years. The uninhabitable, vacant property is situated on the west side of Carrollton Avenue, just south of the intersection of Lafayette Avenue. Lafayette Square is directly across the street. The property measures approximately 35' x 120' and is improved with a three-story semi-detached building which measures approximately 24' by 72'. The property also lies in the Harlem Park II Urban Renewal Plan Area and the Old West Baltimore National Register Historic District. The property is not located on a block where the Parking Authority administers any on-street parking programs.

The Baltimore City Zoning Administrator has determined that the property meets the required bulk regulations for two dwelling unit; meets the gross floor area per unit type (2, 4 bedroom units). The applicant will provide the required off-street parking (one space per dwelling unit). An off-street parking variance is not needed at this time.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports; Baltimore City Zoning Administrator – Letter dated January 4, 2018

Analysis by: Jennifer L. Coates
Analysis Date: May 4, 2018

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 18-0181
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: New Reflections, Inc.

Address: c/o Tammy Rollins, New Reflections, Inc., 201 Milford Mill Road, Suite 104,
Pikesville, Maryland 21208

Telephone: 410-908-9825

Introduced and read first time: January 22, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
3 **to 2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 824
6 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

7 BY authority of

8 Article 32 - Zoning
9 Section(s) 5-201(a), 9-701(2) and 9-703
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
14 the R-8 Zoning District on the property known as 824 North Carrollton Avenue (Block 0090, Lot
15 009), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
16 City Zoning Code §§ 5-201(a), 9-701(2) and 9-703, subject to the condition that the building
17 complies with all applicable federal, state, and local licensing and certification requirements.

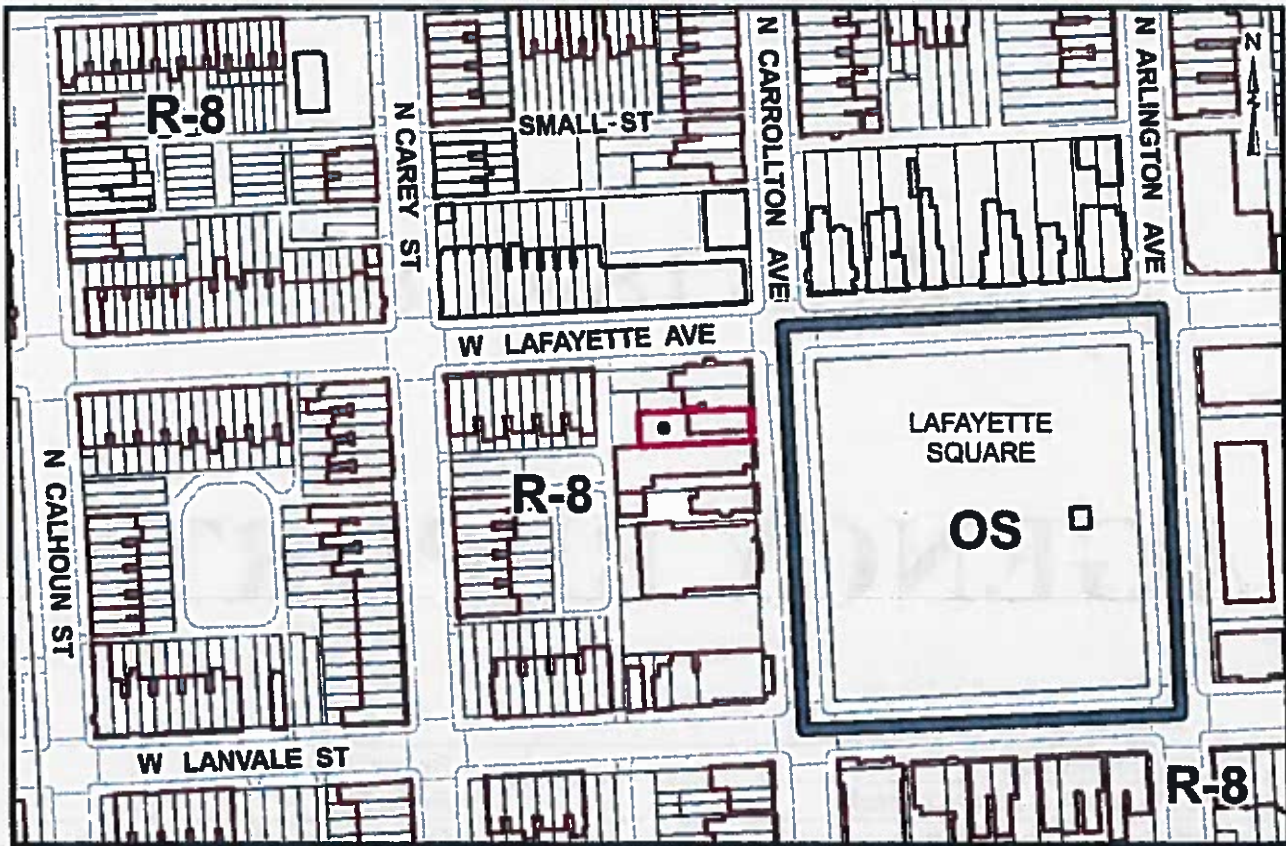
18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the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

EXPLANATION: CAPITALS indicate matter added to existing law.
{Brackets} indicate matter deleted from existing law.

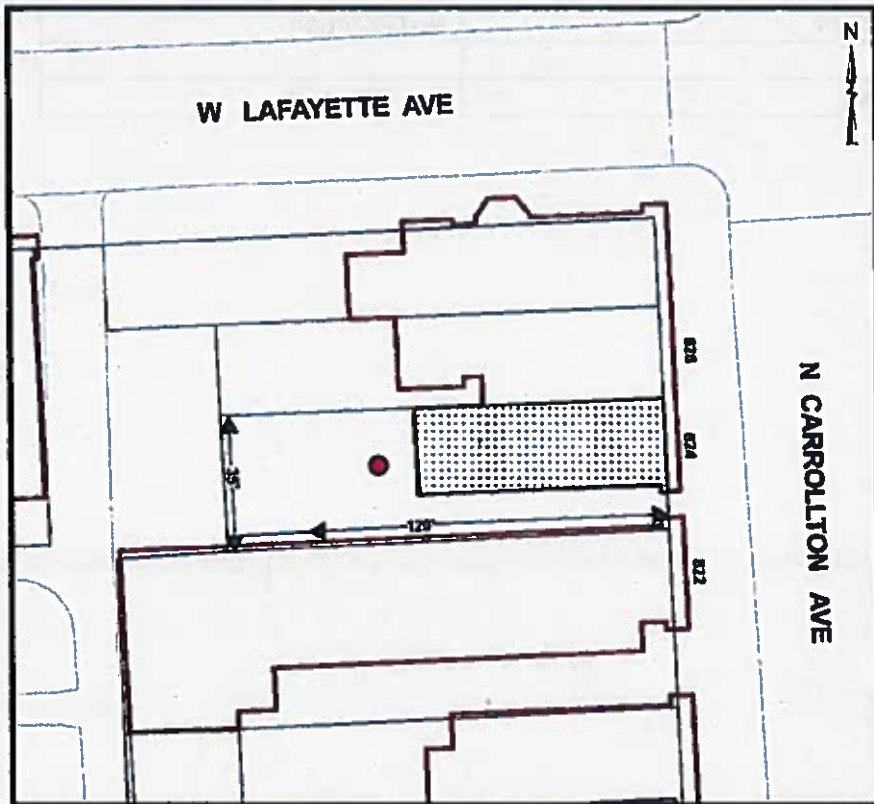
Council Bill 18-0181

1 **SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day**
2 **after the date it is enacted.**

**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. 824 NORTH CARROLLTON AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 16 SECTION 15
BLOCK 90 LOT 9

MAYOR

PRESIDENT CITY COUNCIL

LAND USE AND TRANSPORTATION COMMITTEE

BILL 18-0181

AGENCY REPORTS

Planning Commission	Favorable/Amend
Board of Municipal Zoning Appeals	Favorable
Department of Transportation	Favorable
Department of Law	Comments
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	No Objection
Fire	
Parking Authority of Baltimore City	Not Opposed

**CITY OF BALTIMORE
COUNCIL BILL 18-0181
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: New Reflections, Inc.

Address: c/o Tammy Rollins, New Reflections, Inc., 201 Milford Mill Road, Suite 104,
Pikesville, Maryland 21208

Telephone: 410-908-9825

Introduced and read first time: January 22, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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1 AN ORDINANCE concerning

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3 **to 2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue**

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23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

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

STATEMENT OF INTENT

FOR

824 N. CARROLLTON AVENUE.
(Address)

1. Applicant's Contact Information:

Name: NEW REFLECTIONS LLC.
Mailing Address: 201 MILFORD MILL RD. STE. 104
PIKESVILLE, MARYLAND 21208
Telephone Number: 410-988-9825 or 240-544-8753
Email Address: NEWREFLECTIONSINC2@aol.com

2. All Proposed Zoning Changes for the Property: TO CONVERT FROM SINGLE FAMILY DWELLING TO A TWO (2) UNIT DWELLING.

3. All Intended Uses of the Property: 824 N. CARROLLTON AVENUE WILL BE UTILIZED AS A TWO (2) UNIT DWELLING - RESIDENTIAL

4. Current Owner's Contact Information:

Name: NEW REFLECTIONS INC.
Mailing Address: 201 MILFORD MILL RD., STE. 104
PIKESVILLE, MARYLAND 21208
Telephone Number: 410-988-9825
Email Address: NEWREFLECTIONSINC2@aol.com

5. Property Acquisition:

The property was acquired by the current owner on NOVEMBER 6, 2017 by deed recorded in the Land Records of Baltimore City in Liber _____ Folio _____.

6. Contract Contingency:

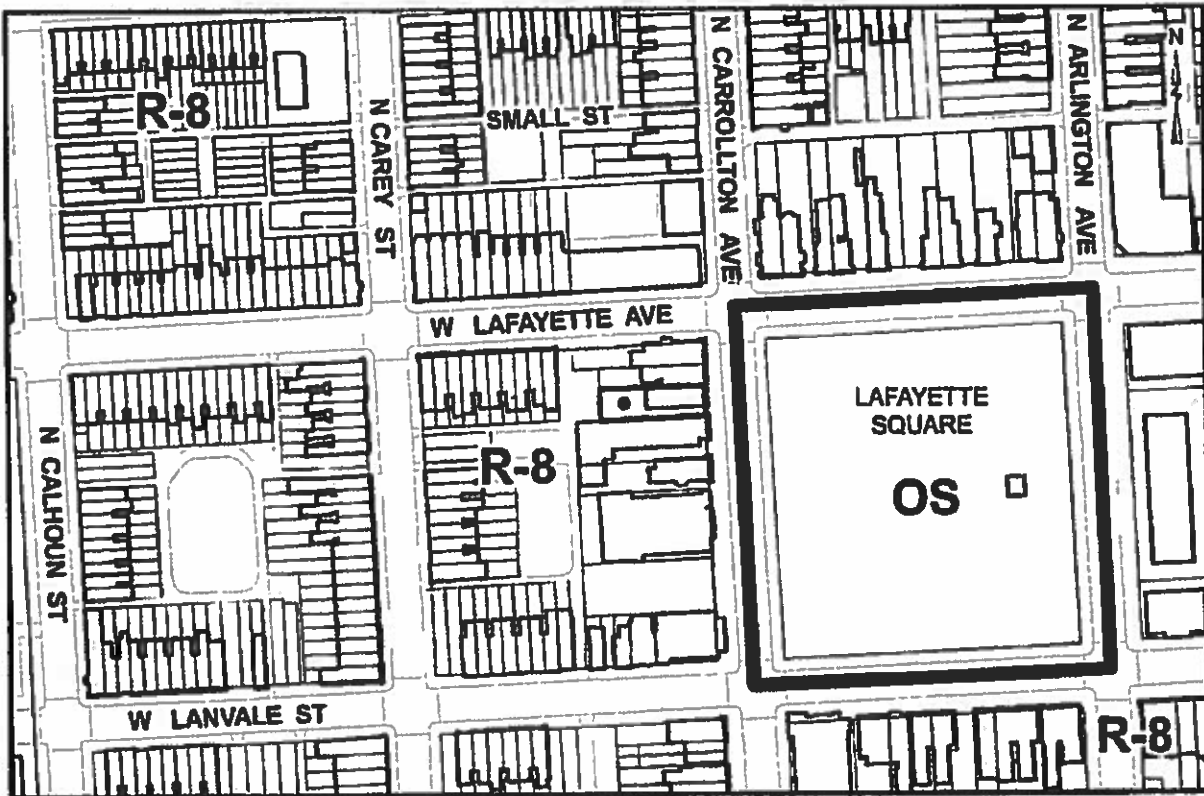
(a) There is _____ is not 1 a contract contingent on the requested legislative authorization.

(b). If there is a contract contingent on the requested legislative authorization:

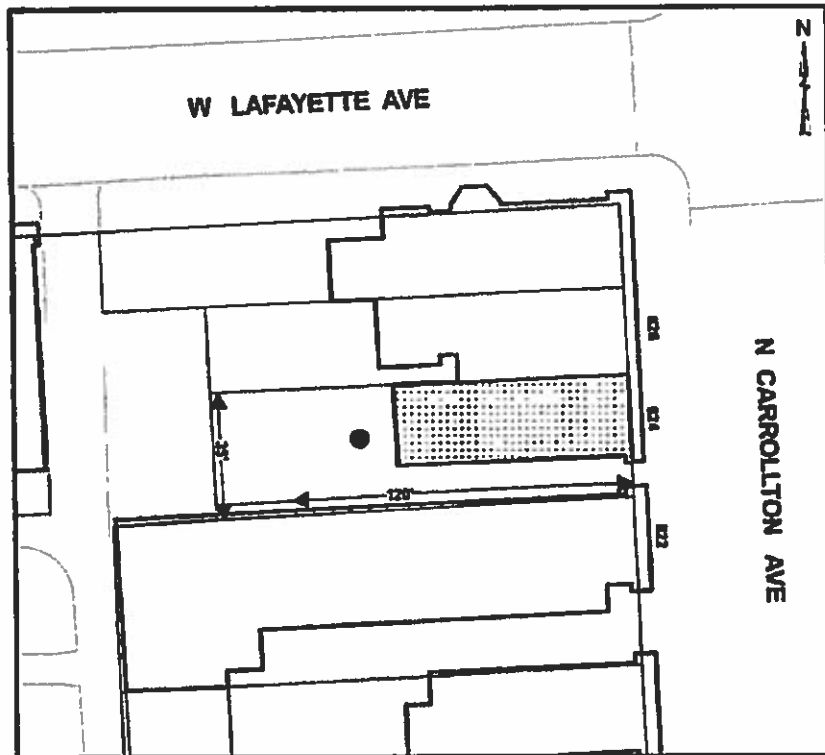
(i) The names and addresses of all parties to the contract are as follows (use additional sheet if necessary):

None

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



Scale: 1" = 200'



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WARD 16 SECTION 15
BLOCK 90 LOT 9

MAYOR

PRESIDENT CITY COUNCIL

RPE 1-11-18

Scale: 1" = 50'

**CITY OF BALTIMORE
COUNCIL BILL 18-0181
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: New Reflections, Inc.

Address: c/o Tammy Rollins, New Reflections, Inc., 201 Milford Mill Road, Suite 104,
Pikesville, Maryland 21208

Telephone: 410-908-9825

Introduced and read first time: January 22, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

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3 **to 2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue**

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Council Bill 18-0181

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APPROVED FOR FORM STYLE AND TECHNICAL EFFICIENCY
1-16-18
CITY OF BALTIMORE

Introduced by: Councilmember Bullock
At the request of: New Reflections, Inc.
Address: c/o Tammy Rollins, New Reflections, Inc., 201 Milford Mill Road, Suite 104,
Pikesville, Maryland 21208
Telephone: 410-908-9825

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit
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BY authority of

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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 824 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 9-701(2) and 9-703, 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 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 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

STATEMENT OF INTENT

FOR

824 N. CARROLLTON AVENUE.

{Address}

1. Applicant's Contact Information:

Name: NEW REFLECTIONS INC.

Mailing Address: 201 Milford Mill Rd, Ste. 104
PIKESVILLE, MARYLAND 21208

Telephone Number: 410-908-9825 or 240-544-8753

Email Address: NEWREFLECTIONSINC2@gmail.com

2. All Proposed Zoning Changes for the Property: TO CONVERT FROM SINGLE FAMILY DWELLING TO A TWO (2) UNIT DWELLING.

3. All Intended Uses of the Property: 824 N. CARROLLTON AVENUE will be UTILIZED AS A TWO (2) UNIT DWELLING. RESIDENTIAL

4. Current Owner's Contact Information:

Name: NEW REFLECTIONS INC.

Mailing Address: 201 Milford Mill Rd, Ste. 104
PIKESVILLE, MARYLAND 21208

Telephone Number: 410-908-9825

Email Address: NEWREFLECTIONSINC2@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on NOVEMBER 6, 2017 by deed recorded in the Land Records of Baltimore City in Liber _____ Folio _____.

6. Contract Contingency:

(a) There is _____ is not 1 a contract contingent on the requested legislative authorization.

(b). If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}:

(ii) The purpose, nature, and effect of the contract are: _____

N/A

7. Agency:

- (a) The applicant is _____ is not acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: _____

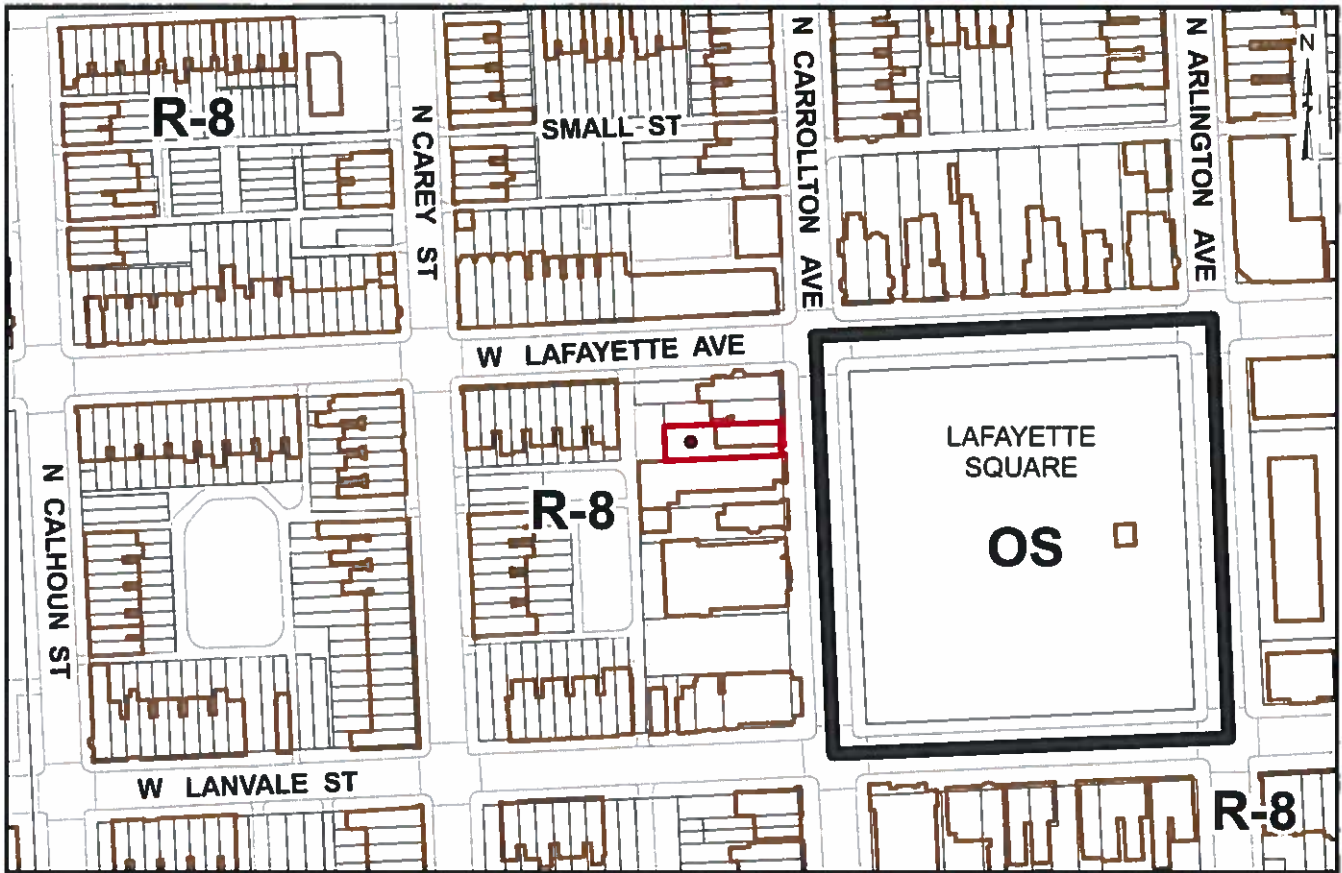
AFFIDAVIT

I, Tammy Rollins, 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.

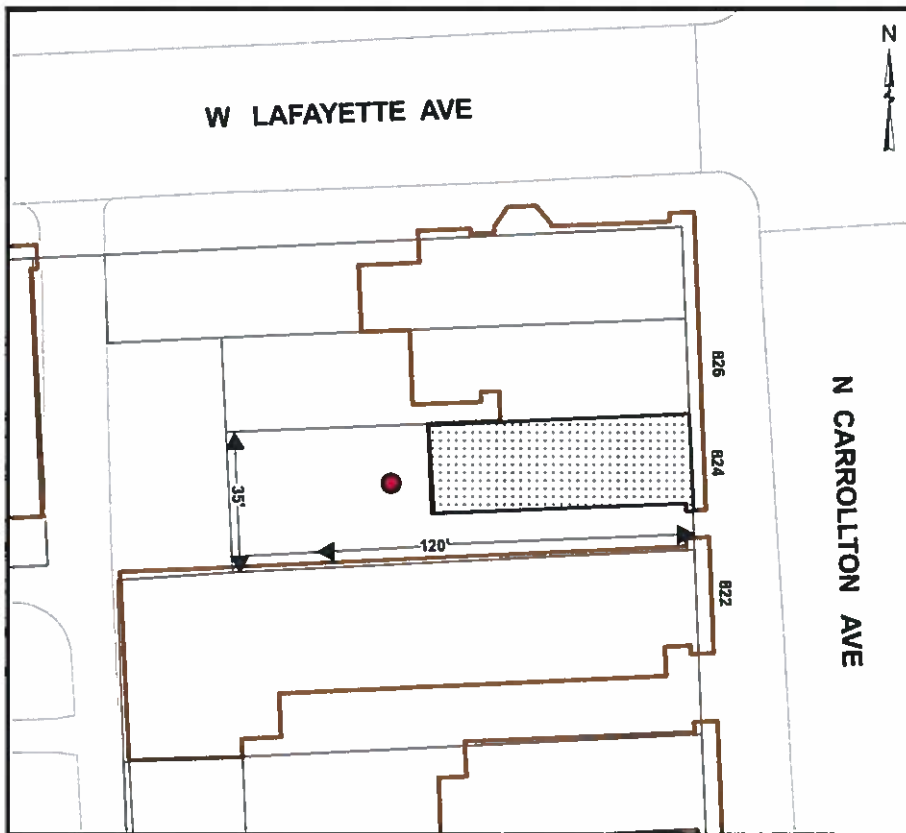
Tammy Rollins
Applicant's signature

1/12/18
Date

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



Scale: 1" = 200'



Scale: 1" = 50'

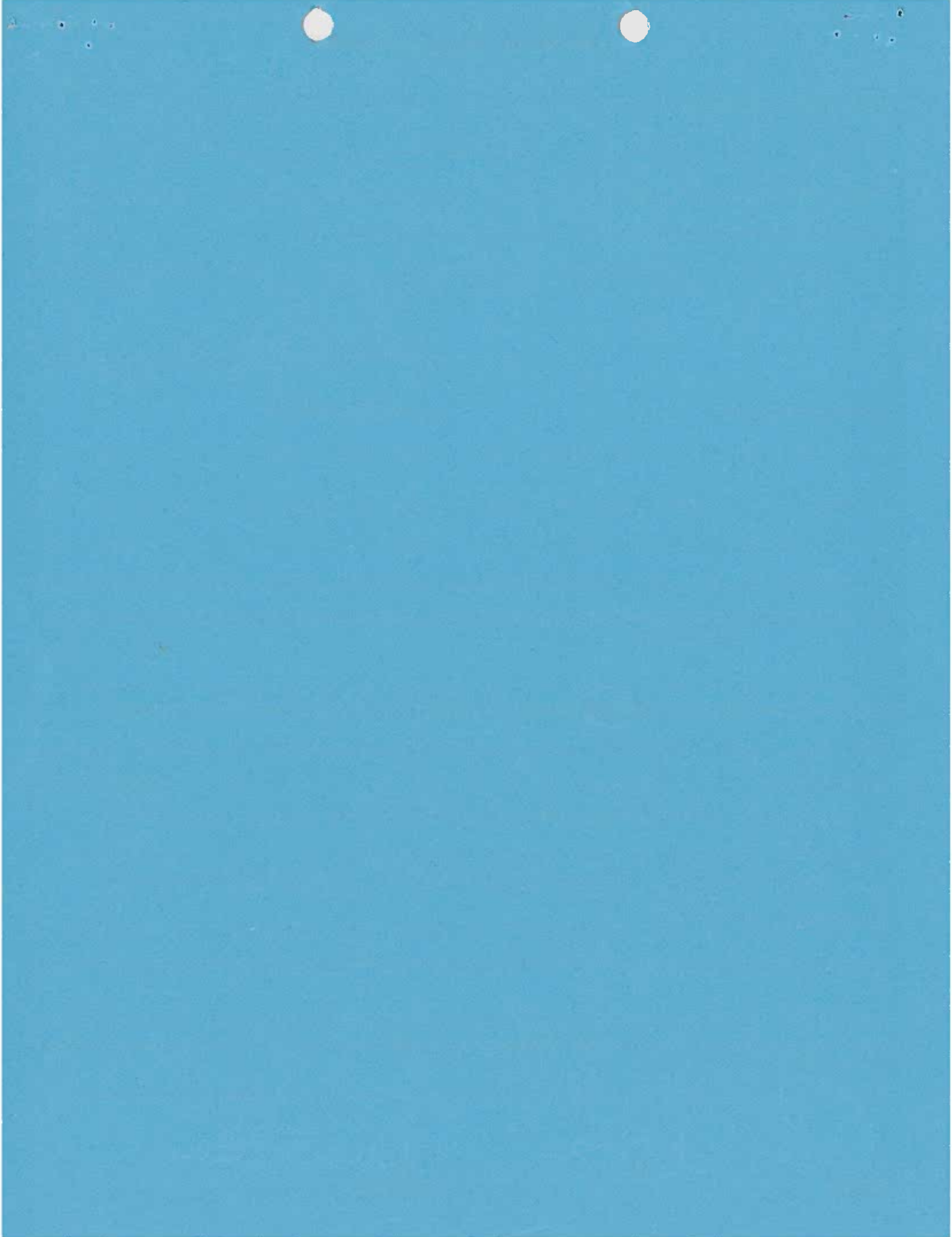
Note:

In Connection With The Property Known As No. 824 NORTH CARROLLTON AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 16 SECTION 15
BLOCK 90 LOT 9

MAYOR

PRESIDENT CITY COUNCIL



ACTION BY THE CITY COUNCIL


JAN 22 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON May 9, _____ 20 18

COMMITTEE REPORT AS OF May 14, _____ 20 18

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for
Third Reading on:

MAY 14 2018

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ JUN 04 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

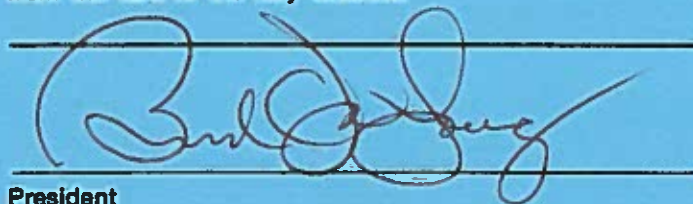
THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.


President


Chief Clerk