



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0098

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 5 Dwelling Units
in the R-8 Zoning District - Variances - 1100 West Lafayette Avenue**

Sponsor: Councilmember Bullock

Introduced: June 14, 2021

Purpose:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 5 dwelling units in the R-8 Zoning District on the property known as 1100 W. Lafayette Avenue (Block 0079, Lot 001), as shown on the accompanying plat with the lot number circled.

Effective: The 30th day after the date it is enacted

Agency Reports

City Solicitor	
Planning Commission	Favorable/Amendment
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
Department of Housing and Community Development	No Objection
Baltimore Development Corporation	No Objection
Fire Department	
Parking Authority of Baltimore City	Not Opposed



Analysis

Current Law

Article – Zoning; Sections 5-201(a), 5-305(a), 5-308, 9-701(2), and 9-703(c). Baltimore City Revised Code (Edition 2000).

Background

The bill would authorize the conversion of a single-family dwelling unit to five (5) dwelling units in the R-8 Zoning District on the property known as 1100 Lafayette Avenue. The property is located at the intersection of Lafayette Avenue and Arlington Avenue. It is situated on the northwest corner of the intersection.

The property lies in the Sandtown-Winchester community and the Old West Baltimore National Register Historic District. The area is predominantly residential with scattered uses such as religious institutions and small-scale commercial uses.

The structure, built in the 19th century, is a residential dwelling. The site is zoned R-8. The lot measures 25' by 150'. The three-story residential structure on the lot measures approximately 25' by 67'. An enclosed porch on the site measures 18' by 8'.

Baltimore City Code – Article - Zoning (Section 9-703(c) requires, for conversion of a single-family dwelling in the R-8 district, 750 square feet of floor area for each one-bedroom dwelling unit and 1,000 square feet of floor area for each two-bedroom dwelling unit.

The applicant initially proposed that the dwelling would consist of the following:

- First Floor – (1) one- bedroom unit and (1) two-bedroom unit
- Second Floor – (2) two two-bedroom units, and
- Third Floor – (1) one-bedroom unit

<i>Initial Floor Plan</i>	<i>Current Square Footage</i>	<i>Required Square Footage</i>	<i>One-Bedroom Units (750 square feet needed for each unit)</i>	<i>Two-Bedroom Units (1,000 square feet needed for each)</i>	<i>Variance Needed?</i>
First	1,675	1,750	1 (750)	1 (1000)	Yes
Second	1,820	2,000		2 (2000)	Yes
Third	800	750	1 (750)		No

According to the Planning Department, the applicant has revised the floor plan as follows and no longer needs the variances.

- First Floor – (2) one- bedroom unit
- Second Floor – (1) one-bedroom unit and (1) two two-bedroom units
- Third Floor – (1) one-bedroom unit

<i>Revised Floor Plan</i>	<i>Current Square Footage</i>	<i>Required Square Footage</i>	<i>One-Bedroom Units (750 square feet needed for each unit)</i>	<i>Two-Bedroom Units (1,000 square feet needed for each)</i>	<i>Variance Needed?</i>
First	1,675	1,500	2 (1500)		No
Second	1,820	1,750	1 (750)	1 (1000)	No
Third	800	750	1 (750)		No

Amendments

Department of Planning staff recommends amending the bill to delete the applicant’s request for variances. The Planning Commission approved amending the bill to delete the variances.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 21-0098

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Analysis Date: October 12, 2021