

Reservoir Hill Association
Planning & Development Committee
2001 Park Avenue
Baltimore, MD 21217
pdcc@reservoirhillassociation.org

October 11, 2021

Councilman James Torrence
100 Holliday Street
Room 521
Baltimore, Maryland 21202
James.Torrence@baltimorecity.gov

Councilman Torrence,

The Reservoir Hill Association is providing conditional support for Mr. Mabry's request for a conditional use conversion of 811 Chauncey Avenue, Baltimore, Maryland 21217 from a single-family to a multi-family home, consisting of 2-units.

We approve the conversion with the following conditions:

1. **Owner-Occupied, 2-Unit Dwelling:** The Reservoir Hill Association required that Mr. Mabry limit the number of units to 2 units, in order to receive neighborhood support as well as ensuring that the building remained owner-occupied. Mr. Mabry verbally agreed to limit the dwelling to 2 units as well as remain in occupancy of the building in order to receive support.
2. **Retention of any old-growth trees:** Mr. Mabry agreed that any construction on the building would utilize best practices to limit the disruption of old-growth trees.

Mr. Mabry has fulfilled all the steps required by the Reservoir Hill Association for consideration of a letter of support.

These steps included:

1. **Presentation of structural drawings:** The project required excavation in order to increase the ceiling height of the basement to make the area livable. Mr. Mabry provided certified structural drawings to help ensure that the stability of his home and adjacent homes remained intact after structural alterations of his property.
2. **Approval of most-impacted neighbors:** We requested that Mr. Mabry consult his neighbors in regards to their concerns regarding his project. Mr. Mabry provided written proof of the approval of his adjacent neighbors. The block captain expressed verbal approval of Mr. Mabry's project.
3. **Presentation to the General Membership of the Reservoir Hill Association.**

The Reservoir Hill Association wishes Mr. Mabry the best of luck on his project.

If you have any questions or concerns, please do not hesitate to contact pdcr@reservoirhillassociation.org.

Sincerely,

Planning and Development Committee

Reservoir Hill Association

CC:

Mr. Mattheu Mabry

811 Chauncey Street

Baltimore, MD 21217

Mattheu.Mabry@longandfoster.com