

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT 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:

City Council Bill No. 23-0366

Zoning - Conditional Use [Conversion] of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2001 Boone Street

1. the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

The Bill authorizes the conversion of a single-family dwelling unit to dwelling units. Establishment, location, construction, maintenance, and operation of the property as a multi-family dwelling will not negatively impact public health, safety, or welfare.

2. the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan:

There is no applicable Urban Renewal Plan or law being violated.

3. the authorization **would not** be contrary to the public interest **for the following reasons:**

Use of this property as a multi-family dwelling is in the public interest because it will provide additional housing options in the community.

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

Use of this property as a multi-family dwelling will provide additional housing options in the community with no negative impact on public health, safety, or welfare.

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

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The property is located on the east side of Boone Street north of its intersection with 20th Street. It is improved with a three-story formerly end-of-row residential building – the building is now free-standing as the adjoining structure was demolished – the dwelling is 15'X66' and the lot is 15'X124' approximately.

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

No change in traffic is anticipated as a result of this conditional use and the lot has the potential for additional parking which will serve the new unit.

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

Located in East Baltimore – Midway Community the area is a primarily residential area with non-residential uses scattered around the area including religious institutions and corner stores. No impairment of future development is expected from this use.

4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There is reasonable proximity of other dwellings, churches, and other places of worship, schools, public structures, and places of public gathering.

5. accessibility of the premises for emergency vehicles;

There is adequate access for emergency vehicles.

6. accessibility of light and air to the premises and to the property in the vicinity;

There is adequate access to light and air to the premises and other 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;

There is adequate access to utilities, access roads, drainage, and other facilities.

8. the preservation of cultural and historic landmarks and structures;

The proposed use of the property would not affect the preservation of cultural or historic landmarks.

9. the character of the neighborhood;

Primarily residential with scattered non-residential uses.

10. the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with the City's Comprehensive Master Plan

11. the provisions of any applicable Urban Renewal Plan;

There are no applicable Urban Renewal Plans that would prohibit this use.

12. all applicable standards and requirements of this Code;

Article 32 – Zoning 5-406

13. the intent and purpose of this Code; and

This use is consistent with the Code.

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

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated _June 9 2023_____, including the Department of Planning Staff Report, dated ___June 8, 2023_____.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Liam Davis – Department of Transportation
- Stephanie Murdock – Department of Housing and Community Development
- Eric Tiso – Department of Planning
- Dominic McAlily – Mayor's Office
- Michele Toth – City Solicitor's Office

Written:

- Baltimore Development Corporation report dated July 25th, 2023
- Planning Commission Memo dated June 9, 2023
- Planning Department Staff Report dated June 8, 2023
- City Solicitor's report dated June 16, 2023
- Parking Authority of Baltimore City reports dated April 11, 2023
- Department of Housing and Community Development report dated November 9, 2023
- Greater Greenmount Community Association, Inc memo dated July 8, 2023

COMMITTEE MEMBERS VOTING IN FAVOR