



**BALTIMORE CITY COUNCIL  
ECONOMIC AND COMMUNITY DEVELOPMENT  
COMMITTEE**

*Mission Statement*

*On behalf of the Citizens of Baltimore City*, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities. ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

**The Honorable Sharon Green Middleton**

PUBLIC HEARING

**September 24, 2024**

**2:05 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**24-0515**

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit  
to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South  
Stricker Street**

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Robert Stokes  
Danielle McCray  
*Staff: Marguerite Currin (443-984-3485)*



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 24-0515**

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**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units  
in the R-8 Zoning District - Variances - 223 South Stricker Street**

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**Sponsor:** Councilmember Bullock

**Introduced:** April 8, 2024

**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 know as 223 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat; granting variances to certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

**Effective: On the Date it is Enacted**

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**Agency Reports**

City Solicitor	Approved for form & legal sufficiency
Board of Municipal & Zoning Appeals	Defers to Planning
Planning Commission	Favorable
Dept of Housing & Community Development	Favorable
Baltimore City Fire Department	No Objections
Baltimore Development Corporation	Favorable
Parking Authority	No Objection
Dept of Transportation	No Objection

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## Analysis

### Current Law

#### *Conditional use*

Article 32 – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f), 16-203, and 16-602 (Table 16-406).

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

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.
4. The authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code.

#### *Variances*

5-305(a) and 5-308 of Article 32 provide for the use of variances.

The Board of Municipal and Zoning Appeals or the City Council, as the case may be, must evaluate the request for a variance, based on the evidence presented at a public hearing, in accordance with the standards in § 5-308 {“Approval standards”} of this subtitle.

#### *Conversion Standards*

9-703(b) & (c) denotes the square footage standards for the conversion of single-family dwellings. Notably a single-family dwelling should be at least 1500 square feet in gross floor area (GFA) and set the following GFA standards for conversion:

- 1 Bedroom Unit - 750 square feet
- 2 Bedroom Unit – 1000 square feet
- 3 Bedroom Unit - 1250 square feet

#### *Off-Street Parking Requirements*

According to Table 16-406 (Required Off-Street Parking) in Article 32 Zoning. An off street parking space must be available for each new dwelling constructed.

The standards for approving variances are listed in article 32 –Zoning §5-308:

- a. (a) *Required finding of unnecessary hardship or practical difficulty.*

In order to grant a variance, the Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must find that, because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.

b. *Other required findings.*

The Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must also find that:

- (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
- (2) 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;
- (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
- (4) the variance will not:
  - (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or
  - (ii) substantially diminish and impair property values in the neighborhood;
- (5) the variance is in harmony with the purpose and intent of this Code;
- (6) the variance is not precluded by and will not adversely affect:
  - (i) any Urban Renewal Plan;
  - (ii) the City's Comprehensive Master Plan; or
  - (iii) any Historical and Architectural Preservation District; and
- (7) the variance will not otherwise:
  - (i) be detrimental to or endanger the public health, safety, or welfare; or
  - (ii) be in any way contrary to the public interest.

## **Bill Summary**

If enacted this bill would permit the conditional use of the single-family property 223 South Strickler Street to be used as two dwelling units.

This conditional use has the support of the Mount Clare Community Council.

The applicant is requesting a variance from the lot requirements. According to the zoning code a 2 unit conversion would require 1500 square feet of lot space. 223 South Strickler Street has 1190 square feet – requiring a 20.6% variance from the zoning code requirements. According to

the Planning Department report, this would be appropriate considering the use and the nature of the conversion.

The applicant is also requesting a 100% variance from the off street parking requirement – The Planning Department believes that this is appropriate as the rear of the property is only accessible via a pedestrian alley. The Parking Authority has no objection to this bill and their visit to the property found sufficient on street parking exist.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Baltimore City Code, Reporting Agencies, Bill 24-0515.

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Analysis by: Tony Leva                      Direct Inquiries to: 410-396-1091

Analysis Date: September 19 2024

**CITY OF BALTIMORE  
COUNCIL BILL 24-0515  
(First Reader)**

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Introduced by: Councilmember Bullock

At the request of: Andy Charles

Address: 4540 Manorview Road

Baltimore, Maryland 21229

Telephone: (973) 799-3407

Introduced and read first time: April 8, 2024

Assigned to: Economic and Community Development Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2**  
3 **Dwelling Units in the R-8 Zoning District – Variances – 223 South Stricker Street**

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 know as 223  
6 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat;  
7 granting variances to certain bulk regulations (lot area size) and off-street parking  
8 requirements; and providing for a special effective date.

9 BY authority of

10 Article - Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d) and (f),

12 16-203, and 16-602 (Table 16-406)

13 Baltimore City Revised Code

14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16 permission is granted for the establishment, maintenance, and operation conversion of a single-  
17 family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 223  
18 South Stricker Street (Block 264, Lot 19), as outlined in red on the plat accompanying this  
19 Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to  
20 the condition that the building complies with all applicable federal, state, and local licensing and  
21 certification requirements.

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

**Council Bill 24-0515**

1       **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by  
2 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of  
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard  
4 Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units in the R-8  
5 Zoning District, is 1,500 square feet, and the lot area size is 1,190 square feet, thus requiring a  
6 variance of 20.6%.

7       **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by  
8 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
9 requirements of §§ 9-703(d), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking)  
10 for off-street parking.

11       **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
12 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
13 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
14 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
15 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
16 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
17 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
18 the Zoning Administrator.

19       **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
20 enacted.



# **Economic and Community Development Committee**

**24-0515**

**Zoning - Conditional Use Conversion of a  
Single-Family Dwelling Unit to 2 Dwelling Units  
in the R-8 Zoning District - Variances - 223  
South Stricker Street**

## **Agency Reports**

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



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

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September 12, 2024

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

Re: City Council Bill 24-0515 – Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 223 South Sticker St.

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 24-0515 for form and legal sufficiency. The bill would permit the conversion of a single-family dwelling unit to 2 dwelling units at 223 South Stricker Street, which is in an R-8 Zoning district. Variances will be necessary for lot area size and parking

Conditional Use Standards

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, Art. 32, § 9-701(2). The only properties eligible for conversions are those that were “originally constructed as a single-family dwelling” and contain “1,500 square feet or more in gross floor area” exclusive of the basement. Baltimore City Code, Art. 32, § 9-703(b). The Planning Report notes that this property measures approximately 14’ by 85’ and is currently improved with a three-story rowhome that is now an end-of-group house due to the adjacent two properties having been demolished, and the former party-wall braced. The building measures approximately 18’ by 51’. This site is zoned R-8 and is located in the New Southwest/Mount Claire Community.

To approve a conditional use, the City Council must find:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use or sign 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.

Baltimore City Code, Art. 32, § 5-406(b).

Establishment, location, construction, maintenance, and operation of a multi-family dwelling at 223 Stricker Street would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law, including any Urban Renewal Plan. Use of this property for a multi-family dwelling is not otherwise in any way contrary to the public interest. The authorization would be in harmony with the purpose and intent of the Zoning Code

Certain procedural requirements apply to this bill because both conditional uses are considered “legislative authorizations.” Baltimore City Code, Art. 32, § 5-501(2). Specifically, notice requirements apply to the bill, and it must be referred to certain City agencies, which are obligated to review it in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. The City Council must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence to make findings of fact as outlined above. Baltimore City Code, Art. 32, § 5-602. If the Committee makes findings that support the conditional use and the variances sought, it may adopt those findings and the legal requirements will be met. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).

This bill is the appropriate method to review the and facts and make the determination as to whether the legal standards for a conditional use has been met. Assuming the required findings are made at the hearing and all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,

*Elena DiPietro*

Elena DiPietro

cc: Ebony M. Thompson, Acting City Solicitor  
Nina Themelis, Mayor’s Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Ashlea Brown, Chief Solicitor  
Desiree Luckey, Assistant Solicitor  
Michelle Toth, Assistant Solicitor  
Ahleah Knapp

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0515 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES - 223 SOUTH STRICKER STREET		

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

DATE: August 2, 2024

At its regular meeting of August 1, 2024, the Planning Commission considered City Council Bill #24-0515, 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 know as 223 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat; granting variances to certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #24-0515 and adopted the following resolutions, with nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0515 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

**August 1, 2024**

**REQUEST:** City Council Bill #24-0515/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South Stricker Street:

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 know as 223 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat; granting variances to certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Andy Charles

**OWNER:** Andy Charles

#### **SITE/GENERAL AREA**

Site Conditions: 223 South Stricker Street is located on the east side of the street, approximately 127'6" north of the intersection with McHenry Street. This property measures approximately 14' by 85' and is currently improved with a three-story rowhome measuring approximately 14' by 51'. This site is zoned R-8.

General Area: This property is located in the New Southwest/Mount Clare neighborhood, which is predominantly residential in nature, with scattered commercial and institutional uses throughout. The Mount Clare Junction shopping center and the B&O museum are three blocks to the east.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **ANALYSIS**

Use: In this Rowhouse and Multi-Family Residential zoning district, multi-family dwellings are listed as a permitted use, and so are generally allowed (Table 9-301). In this case, the property was last authorized for use as a single-family dwelling, which is a permitted use in this R-8 District.

Residential Conversions: In the Residence Districts, the conversion of a single-family dwelling to a multi-family dwelling is allowed only in the R-7, R-8, R-9, and R-10 Districts, subject to: (1) the requirements of this subtitle; and (2) in the R-7 and R-8 Districts, conditional-use approval by Ordinance of the Mayor and City Council (§9-701).

Lot Area Requirement and Measurement of Density: In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Table 9-401). In this case, for two dwelling units, 1,500 square feet of lot area is required. The lot encloses 1,190 square feet, which requires a variance of 20.6% that is included in the bill.

Off-Street Parking: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For two dwelling units, one additional parking space is required to serve the new dwelling unit; none are to be provided since the rear of the property is only accessible by a pedestrian alley. A 100% variance of the parking requirement is needed, and is included in the bill.

Conversion standards: The existing dwelling must be: (i) a structure originally constructed as a single-family dwelling; and (ii) 1,500 square feet or more in gross floor area, not including any basement area (§9-703.b.). The existing structure contains approximately 2,247 square feet in gross floor area, which meets this requirement.

The converted dwelling must meet the following gross floor area per unit type: (1) 1-bedroom unit: 750 square feet; (2) 2-bedroom unit: 1,000 square feet; (3) 3- or more bedroom unit: 1,250 square feet (§9-703.c.). In this case, the proposal is for a two-bedroom dwelling unit with 1,055 square feet and a second two-bedroom dwelling unit with 1,192 square feet, each of which meets the requirement.

Conditional Use Approval Standards: *Limited criteria for denying.* The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare; (2) the use or sign 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 (b))

Staff believes that there will not be any detrimental impact to the surrounding community as a result of this request, and instead a home will be renovated and kept in productive use. We are not aware of any other law or plan that would preclude this application. The public interest is served by encouraging naturally occurring affordable housing. Lastly, the variance for the insufficient lot area requirement is reasonable when balanced against the size of the home on the property. Similarly, the variance for the one parking space is reasonable since the rear of the property is not accessible, and so meeting that requirement is not possible due to the historic development pattern in the area. For these reasons, staff believes that the conditional use should be approved.

Variance Approval Standards:

Per § 5-308, the following standards apply for the approval of variances:

- (a) Required finding of unnecessary hardship or practical difficulty.  
In order to grant a variance, the Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must find that, because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.
- (b) Other required findings.  
The Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must also find that:
  - (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
  - (2) 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;
  - (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
  - (4) the variance will not:
    - (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or
    - (ii) substantially diminish and impair property values in the neighborhood;
  - (5) the variance is in harmony with the purpose and intent of this Code;
  - (6) the variance is not precluded by and will not adversely affect:
    - (i) any Urban Renewal Plan;
    - (ii) the City's Comprehensive Master Plan; or
    - (iii) any Historical and Architectural Preservation District; and
  - (7) the variance will not otherwise:
    - (i) be detrimental to or endanger the public health, safety, or welfare; or
    - (ii) be in any way contrary to the public interest.

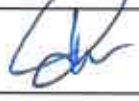

For the variance needed for the one additional parking space that can't be provided, staff finds the following: Providing parking in the rear yard is a practical difficulty in that it isn't accessible to vehicles, only by a winding pedestrian alley. The variance for lot area is reasonable when the ratio of the relatively large home is considered against the relatively small lot on which it is built that cannot be enlarged. We are not aware of any other law or plan that would impact this request, and we do not believe that granting of these variances will negatively impact the surrounding community. For all of these reasons, staff believes approval of the parking and lot area variances are reasonable and the bill should be approved.

Equity:

There will be no discernible negative impacts to the surrounding community from this project. The renovation of this home will support the tax base, increase the population of the neighborhood, and possibly create naturally-occurring affordable housing units. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.

Notification: The Mount Clare Community Council and the Southwest Partnership have been notified of this action.

  
**Chris Ryer**  
**Director**

<b>F R O M</b>	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	City Council Bill #24-0515 - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 223 South Stricker Street		

TO: The Honorable Nick J. Mosby, President  
And All Members of the Baltimore City Council  
City Hall, Room 408

DATE: April 22, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0515. The location must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The location shall comply with the Building, Fire, and Related Codes of Baltimore City 2020 Edition (As enacted by Ord. 15-547, and last amended by Ord. 18-1830) and applicable Maryland laws.

The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The location may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.

JW/kw





## MEMORANDUM

**DATE:** April 22, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President, and CEO  
**POSITION:** Favorable  
**SUBJECT:** City Council Bill No. 24-0515  
Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2  
Dwelling Units in the R-7 Zoning District - Variances –223 S Stricker Street

A handwritten signature in black ink, appearing to read "Colin Tarbert".

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No.24-0515 introduced by Councilmember John Bullock.

### PURPOSE

This bill will permit the Conditional Use Conversion of a single-family dwelling unit to two dwelling units in the R-8 Zoning District.

### BRIEF HISTORY

This single-family home is located in the Mount Clare neighborhood. The owner proposes to convert this dwelling into a multi-family dwelling with two units, which will provide additional housing supply in the area. The Mount Clare Community Council has provided a letter of support for the development.

### FISCAL IMPACT

None

### AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill No. 23-0515. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Sophia Gebrehiwot, Mayor's Office of Government Relations

[CE II]

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CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

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April 22, 2024

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

**Re: CC Bill #24-0515 Zoning-Conditional Use Conversion of a Single-Family  
Dwelling Units to 2 Dwelling Units in the R-8 Zoning District – Variances-  
223 South Stricker Street**

Ladies and Gentlemen:

City Council Bill No. 24-0515 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. 24-0515 is to permit, subject to certain conditions, the conversion of certain single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 223 South Stricker Street (Block 264, Lot 019); to grant variances from certain bulk regulations (lot area size) and off-street parking requirements; and to provide for a special effective date. BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca R Witt".


Rebecca Lundberg Witt  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference





CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner 
<b>DATE</b>	September 10, 2024
<b>SUBJECT</b>	<b>24-0515 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South Stricker Street</b>

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The Honorable President and  
Members of the City Council  
City Hall, Room 400

9/10/24

**Position: Favorable**

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0515 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South Stricker Street 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 know as 223 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat; granting variances to certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0515 would grant a conditional use conversion of a single-family dwelling unit to 2 dwelling units with variances from certain bulk regulations and off-street parking requirements for the property located at 223 South Stricker Street. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of August 1, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of a single-family dwelling unit into 2 dwelling units within the R-8 Zoning District would not endanger public health, safety, or welfare. The Commission also found that the public interest would be served through the

renovation of a home that will be kept within productive residential use. The property is presently listed as owner occupied and the owner, who is the applicant, intends to reside in one of the units.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall within the Southwest Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use conversion may help increase rental housing opportunities within the Mount Clare neighborhood and its surrounding communities.

### Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0515.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Corren Johnson, Director – Department of Transportation
<b>DATE</b>	May 7, 2024
<b>SUBJECT</b>	24-0515 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South Stricker Street

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**Position: No Objection**

Introduction

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South Stricker Street 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 know as 223 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat; granting variances to certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

DOT Analysis

Council Bill 24-0515 would allow for the single-family home known as 223 S Stricker St to accommodate two dwelling units. This is a relatively minor change in a mostly residential neighborhood with a relatively low population density. Thus, impacts to traffic operations are likely to be minimal.

Conclusion

The Department foresees no fiscal or operational impact and therefore has no objection to the advancement of Council Bill 24-0515.



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

**MEMORANDUM**

**To:** Nick J. Mosby, President, Baltimore City Council

**From:** Peter Little, Executive Director

**Date:** May 14, 2024

**Subject:** City Council Bill 24-0515

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I am herein reporting on City Council Bill 24-0515 introduced by Councilmember Bullock at the request of Andy Charles.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit into 2 dwelling units in the R-8 Zoning District on the property known as 223 South Stricker Street (Block 264, Lot 19), and to grant variances from bulk regulations and off-street parking requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located within any PABC-administered parking programs. PABC staff conducted a site visit in May 2024. Currently no off-street parking is provided. The rear of the lot does not appear to be accessible by vehicle from a public right-of-way. According to the Zoning Administrator Memo dated February 8, 2024, this bill requires an off-street parking variance for the one new dwelling unit to be added. There is sufficient on-street parking to accommodate demand.

Passage of this bill would have no fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0515.

# **Economic and Community Development Committee**

**24-0515**

**Zoning - Conditional Use Conversion of a  
Single-Family Dwelling Unit to 2 Dwelling Units  
in the R-8 Zoning District - Variances - 223  
South Stricker Street**

## **Additional Materials**





Mount Clare Community Council ♦ MountClareCommunityCouncil@gmail.com  
300 S. Woodyear St ♦ (410) 908-4888

To Whom It May Concern,

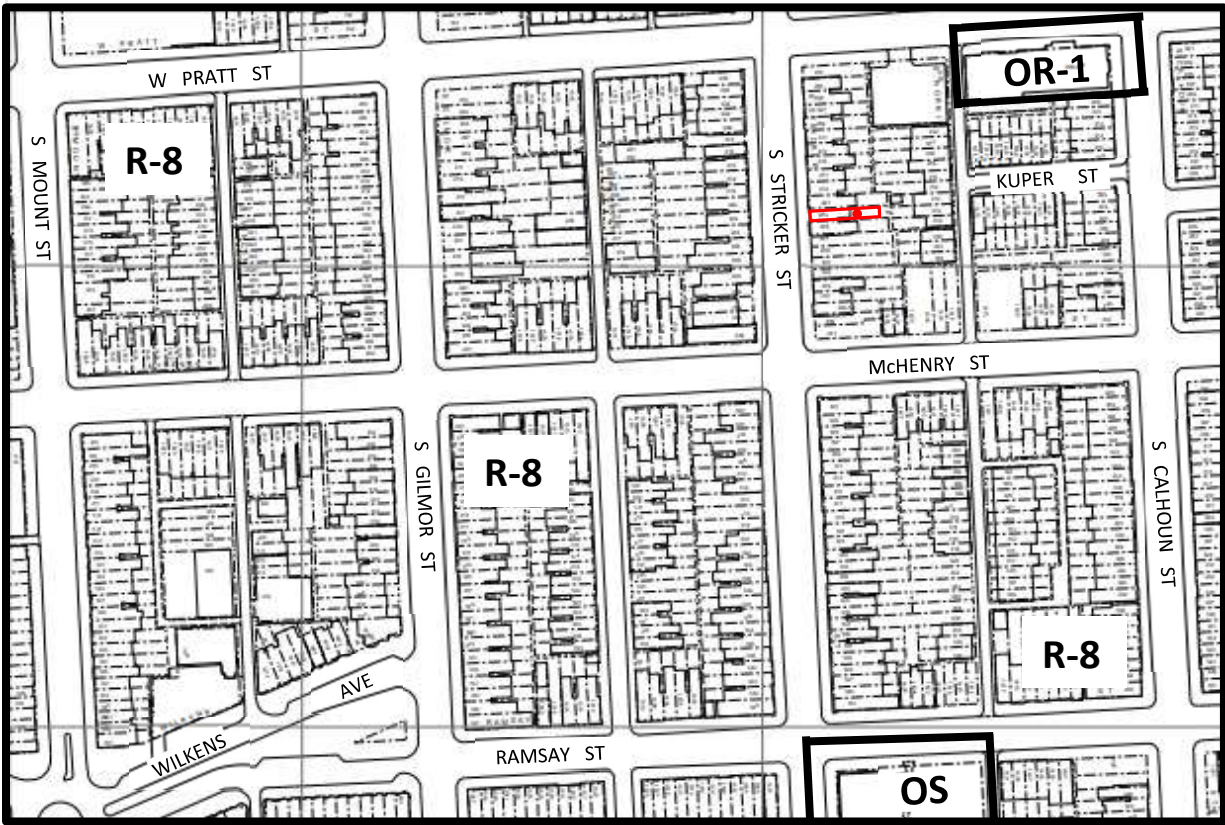
The Mount Clare Community Council has met with Mr. Andy Charles and reviewed his plans for development in our neighborhood. This letter is to express our full support of the zone change to develop a duplex located at 223 S. Stricker St. 21223. We are eager to welcome Mr. Charles and his family to our community as neighbors and excited about the intended use of the site. Thus, we would love to have their zone change request approved.

Please feel free to contact me with any questions at (410) 908-4888.

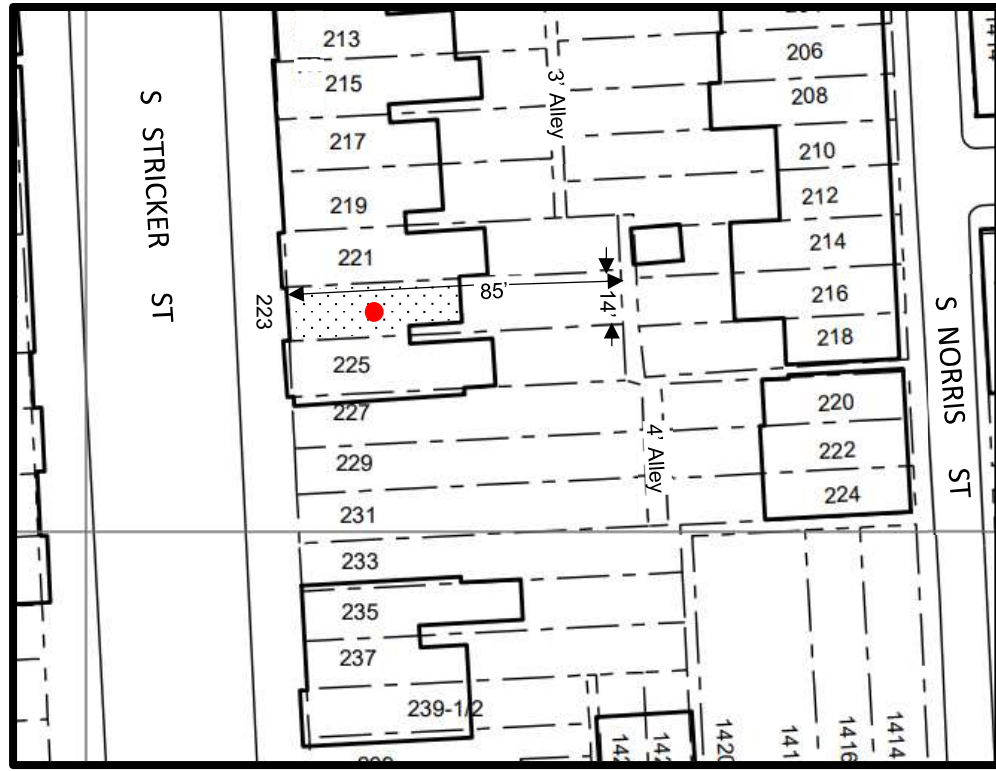
Kind Regards,

Kintira Barbour, President  
Mount Clare Community Council

**SHEET NO. 54 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. 223 SOUTH STRICKER STREET. 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 19      SECTION 11  
BLOCK 264      LOT 19

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

223 S STRICKER ST (Block 0264; Lot 019)

{Property Address; Block \_\_\_\_, Lot \_\_\_\_}

**1. Applicant's Contact Information:**

Name: Andy Charles

Mailing Address: 4540 Manorview Rd. Baltimore, MD

Telephone Number: 9737993407

Email Address: developedbykenan@gmail.com

**2. All Proposed Zoning Changes for the Property:**

Converting from a single family dwelling into 2 dwelling units

**3. All Intended Uses of the Property:**

I am looking to reside in one of the units and renting out the other.

**4. Current Owner's Contact Information:**

Name: Andy Charles

Mailing Address: 4540 Manorview Rd. Baltimore, MD

Telephone Number: 9737993407

Email Address: developedbykenan@gmail.com

**5. Property Acquisition:**

The property was acquired by the current owner on September 29th, 2024 by deed recorded in the  
Land Records of Baltimore City in Liber 26494 Folio 1 .

**6. Contract Contingency:**

(a) There is  is not  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:

**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 owners of any corporate entity are as follows {use additional sheet if necessary}:

**AFFIDAVIT**

I, Andy Charles, 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.



Applicant's signature

01/29/2024

Date



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

Ref: 223 South Stricker Street

Date: February 8, 2024

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

Convert existing premises into two dwelling units - R-8 Zoning District

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 determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Subsections 9-401(f), (Table 16-401): Off-street parking. For two dwelling units, at least one off-street parking space is required. None is provided.
- Subsections 9-703(d), (Table 9-401): Bulk regulations. For two dwelling units, a minimum lot area of 1,500 square feet is required. This lot is approximately 1,190 square feet.

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  
Andy Charles, Applicant  
Councilmember John Bullock  
Department of Planning

Baltimore City Council

Certificate of Posting - Public Hearing Notice  
City Council Bill No.: 24-0515

08/29/2024



Address: 223 S. Stricker St. Baltimore, MD 21223

Date Posted: 08/29/2024

Name: Andy Charles

Address: 4540 Manorview Rd. Baltimore, MD 21229

Telephone: (973) 799-3407

Applicant or Representative Signature: