



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0227

**Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units
in the R-8 Zoning District - 43-45 South Carey Street**

Sponsor: Councilmember Bullock

Introduced: April 25, 2022

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 43-45 South Carey Street (Block 223, Lot 025), as outlined in red on the accompanying plat.

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

Agency Reports

City Solicitor	
Planning Commission	Favorable /Amendment
Board of Municipal Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority of Baltimore City	
Fire Department	

Analysis

Current Law

Article – Zoning; Section(s) 5-201(a and 9-701(2) Baltimore City Revised Code (Edition 2000).

To approve a conditional use, the City Council must find, based on facts presented at the 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; and
- (4) the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

Background

The bill would authorize conversion of a single-family dwelling unit to 2 dwelling units in the residential R-8 Zoning District on the property known as 43-45 South Carey Street (Block 223, Lot 025). The property is located on the east side of the street between Baltimore Street and West Lombard Street in the historic Union Square community of West Baltimore. The area is predominantly residential with scattered uses such as religious institutions and small-scale commercial uses.

The two-story, semi-detached structure is situated on a site zoned R-8. The lot measures 41' x 80'. The building is 30' wide and contains about 4,500 square feet of floor area. The structure, built in the 1900s, was once a fire house.

The owner is proposing to construct two (2) three-bedroom dwelling units using the upper floor of the two-story structure. The lower level, which once housed a fire engine, will be used for off-street parking.

Amendment

The Department of Planning has recommended an amendment for a variance. The owner is requesting a variance for the gross floor area per unit, as each of the two proposed units would

be 1,100 square feet, which is less than the required 1,250 square feet. The remaining floor space will be used for storage and parking.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 22-0227

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Analysis Date: December 8, 2022