


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 #24-0495/ ZONING - CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNITS TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES - 509, 511, AND 516 NORTH CARROLLTON AVENUE		

TO

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

DATE: June 21, 2024

At its regular meeting of June 21, 2024, the Planning Commission considered City Council Bill #24-0495, for the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the accompanying plat; granting variances from 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 #24-0495, and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and finds that because of its particular surroundings and shape of the specific structure, a practical difficulty would result if the strict letter of the applicable Zoning Code requirements were carried out; and therefore recommends that City Council Bill #24-0495 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  
Ms. Ayla Harris, applicant



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

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

### STAFF REPORT



Chris Ryer  
Director

June 20, 2024

**REQUEST:** City Council Bill #24-0495/ Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 509, 511, and 516 North Carrollton Avenue:

For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** PBIH 1, LLC and Parity Baltimore Incorporated, c/o Bree Jones

**OWNER:** PBIH 1, LLC

### **SITE/GENERAL AREA**

#### Site Conditions:

509 and 511 North Carrollton Avenue are located on the east side of the street, approximately 76'6" north of the intersection with West Franklin Street. These lots measure 18'3" by 97' and they each have a shell of a former rowhome measuring 18'3" by 70'.

516 North Carrollton Avenue is located on the west side of the street, approximately 139' north of the intersection with West Franklin Street. The lot measures 18' by 116'10.5" (2,132 sqft) and has a shell of a former rowhome measuring 18' by 47'.

These properties are currently zoned R-8 residential, and are located within the Harlem Park Urban Renewal Plan (URP) area.

General Area: These properties are located in the southeastern portion of the Harlem Park neighborhood, which is predominantly residential in character, where the majority of the housing stock are rowhomes. There are occasional institutional and commercial uses scattered through the neighborhood. The Harlem Square Park is located one block north and two blocks to the west, as is the Harlem Park Community Center.

## **HISTORY**

- The Harlem Park URP was established by Ordinance on July 6, 1960. Amendment #6, the latest amendment, was approved on December 10, 2009, by Ord. #10-264, dated March 24, 2010.

## **ANALYSIS**

Background: These three properties are vacant shells, each are proposed to be renovated and used as two dwelling units each.

Permitted Use: In this Residential zoning district, multifamily dwellings are listed as a permitted use, and so are generally allowed (Table 8-301). 509 and 511 North Carrollton Avenue were last authorized for use as single-family dwellings, but 516 North Carrollton Avenue was last authorized for use as two dwelling units.

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).

Conversion standards: The existing dwellings 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.). 509 and 511 North Carrollton Avenue would contain over 3,800 sqft of gross floor area, where 516 North Carrollton Avenue would contain over 2,500 sqft of gross floor area, each of which meets this requirement.

The converted dwellings 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.). The two proposed one-bedroom dwelling units in each building would each satisfy this requirement.

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, two parking spaces are required for each property. No parking can be provided, as each lot is landlocked in the rear. This condition will require a variance that are included in this bill.

### Equity:

There will be no discernible negative impacts to the surrounding community from this project. Renovation of these three shell buildings will return them to productive use, support the tax base, increase the population of the neighborhood, and remove negative impacts that result from long-abandoned properties. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.

Notification: The Sandtown-Winchester Community Collective has been notified of this action.



**Chris Ryer**  
**Director**