


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0572 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES 1730 NORTH BROADWAY		

TO

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

DATE: August 23, 2024

At its regular meeting of August 22, 2024, the Planning Commission considered City Council Bill #24-0572, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, 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 #24-0572 and adopted the following resolutions, with seven members being present (seven 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 #24-0572 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 22, 2024

REQUEST: City Council Bill #24-0572/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 1730 North Broadway:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: AB Associates c/o Chase Hoffberger

OWNER: Warrior Real Estate, LLC

SITE/GENERAL AREA

Site Conditions: 1730 North Broadway is located on the west side of the street, approximately 77'8" south of the intersection with East Lafayette Avenue. This irregular lot measures approximately 15'5" by 100' and is currently improved with a three-story rowhome measuring approximately 15'5" by 68'. This site is zoned R-8 and is located within the Oliver Urban Renewal Plan (URP) area and the Old East Baltimore National Register Historic District.

General Area: This site is located in the northeastern corner of the Oliver neighborhood, which is predominantly residential in character with scattered commercial and institutional uses. Rowhomes comprise the majority of the housing stock in the neighborhood. Harford Heights Elementary School is located two blocks to the north, and the Greenmount Cemetery is five blocks to the west.

HISTORY

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

CONFORMITY TO PLANS

- Ord. #71-1067, dated May 17, 1971, established the Oliver URP.
- Ord. #19-196, dated September 17, 2018, approved Amendment #15 to the URP.

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.

Insufficient Lot Area and Variance: 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, 1,875 square feet of lot area is required. The lot contains 1,465.75 square feet of land, which does not meet this requirement. A variance for lot area is included in the bill, which would be about 22%.

Measurement of density: In the residential districts, the maximum number of permitted dwelling units on a lot is determined by dividing the total area of the lot by the lot area requirement that applies to the district in which the lot is located. On a lot with 3 or more dwelling units, a fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit (§15-302).

Off-Street Parking and Variance: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For three dwelling units, two additional parking spaces are required to serve the new unit; none are to be provided. A variance for parking is included in the bill. Staff believes that this is reasonable, as the rear yard cannot provide more than the single parking space that is now available.

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).

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 significant detrimental impact to the surrounding community as a result of this request, and in fact a possible danger will be removed as a vacant home will be rehabilitated and returned to productive use. We are not aware of any other law or plan that would preclude this application, as the Oliver URP does not have any additional requirements than the underlying zoning. The public interest is served by encouraging the redevelopment of a vacant home. The applicant asserts that the additional units are needed in order to make the renovation costs economically feasible. For these reasons, staff believes that the conditional use should be approved.

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 1,540 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.). The proposed three-bedroom dwelling unit in the basement and on the first floor will contain 1,560 square feet in gross floor area, which meets this requirement. Two-bedroom units are proposed for the second floor and for the third floor. The second-floor unit will contain 680 square feet in gross floor area in lieu of the required 1,000 square feet. The two-bedroom unit on the third floor will contain 760 square feet in lieu of the required 1,000 square feet. Variances for gross floor area for the second and third floor units are included in the bill.

A proposed statement of findings has been provided by the applicant for the Planning Commission's consideration.

Equity:

This project will renovate the vacant home, and while the density will increase, this project will return it to productive use, support the tax base, increase the population of the neighborhood, and remove negative impacts that result from 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 People's Association of Oliver has been notified of this action. A letter of support has been received from the Historic Oliver Community Association.



Chris Ryer
Director

Finding of Facts

The applicant submits to the Baltimore City Planning Commission these findings of facts regarding City Council Bill 24-0572, for the purpose of allowing the residential conversion of 1730 North Broadway from a single-family dwelling to a multi-family dwelling with three dwelling units. The applicant also seeks variances from the Zoning Code's minimum lot size requirements and the off-street parking requirements.

1730 N. Broadway

1730 N. Broadway covers roughly 1500 square feet in the Oliver neighborhood and is improved by a vacant three-story rowhouse that provides 3,000 square feet of above-grade gross floor area. The property is zoned R-8. 1730 N. Broadway is unique in its vacancy; the neighboring homes are nearly all occupied or habitable, with recently procured permits that demonstrate a degree of rehabilitation and activity for each property.

The applicant proposes to convert the 1730 N. Broadway from single-family to multi-family to make a rehabilitation economically feasible. Doing so will allow for this property to come into alignment with the other properties on the 1700 block of North Broadway as useful, marketable housing. The applicant engaged in an extensive neighborhood outreach effort in pursuit of this conversion; and has earned the support of the Historic Oliver Community Association. A letter of support sent to Councilman Robert Stokes in June 2024 is attached to these findings.

ZC § 5-406: Conditional Use Approval Standards

As a guide to its decision on the facts of each case, the City Council must consider the following, where appropriate:

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

The proposed site is a rowhouse in the middle of the 1700 block of North Broadway. It is roughly the same size as its neighboring lots. It is one of two vacant properties on the block. It is in the interest of the community to rehabilitate the property and bring it online as housing.

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

Authorization of this conversion would not create more traffic or have any other type of impact on traffic in the area. An off-street parking variance is necessary to allow this conversion. This block of North Broadway has space for on-street parking.

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

There is no large-scale development in this part of the Oliver neighborhood. Rather, this proposed use will help to fortify this block and encourage the continued rehabilitation of other vacant homes within the Oliver neighborhood.

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

There are no churches, schools, public structures, or other places of public gathering within close proximity of the subject property.

5. accessibility of the premises for emergency vehicles;

This conversion will not affect the accessibility of the premises for emergency vehicles.

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

This conversion will not affect the accessibility of light and air to the premises and to the 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;

The proposed use will have no impact on utilities, access roads, drainage, or other necessary facilities that have been or will be provided. Those utilities, roads, drainage system, and other facilities are currently adequate and will not be affected.

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

This property is located in the Baltimore East/South Clifton Park Historic District. Authorization of this conversion will allow for the rehabilitation and subsequent preservation of a 110-year-old structure. The proposed rehabilitation received CHAP approval in March.

9. the character of the neighborhood;

Oliver is a historic residential neighborhood comprised mostly of rowhouse blocks. The applicant met throughout the spring with the Historic Oliver Community Association and has earned support for this conversion.

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

This conversion aligns with the Comprehensive Master Plan's goal of preserving and enhancing the value of structures, communities, and neighborhoods. This authorization aligns with both objectives by rehabilitating this vacant property with new housing, which will strengthen the Oliver neighborhood.

11. the provisions of any applicable Urban Renewal Plan;

1730 N. Broadway is identified as a property to be rehabilitated or redeveloped in the Oliver Urban Renewal Plan. This Plan permits the development of multi-family attached dwellings. The Plan endeavors to ensure that East Baltimore's distinct architectural character is upheld and strengthened through rehabilitation. The residential conversion of 1730 N. Broadway will meet that goal.

12. all applicable standards and requirements of this Code;

The conversion will meet all applicable standards and requirements of the Zoning Code with the exception of the bulk and yard and off-street parking regulations that require a variance as part of this ordinance.

13. the intent and purpose of this Code; and

The Code functions in part to advance the goals of the Comprehensive Master Plan. This conversion aligns with the Comprehensive Master Plan's goal of preserving and enhancing the value of structures, communities, and neighborhoods. This authorization aligns with both objectives by rehabilitating this vacant property with new housing, which will strengthen the Oliver neighborhood.

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

The Historic Oliver Community Association supports this conversion.

In addition, 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 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;

The proposed conversion will not be detrimental to or endanger the public health, safety, or welfare. The Historic Oliver Community Association supports this conversion.

2. the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;

No law or applicable Urban Renewal Plan precludes this conversion.

3. the authorization would not be contrary to the public interest; and

The Historic Oliver Community Association supports this conversion.

4. the authorization would be in harmony with the purpose and intent of this Code.

The Code functions in part to advance the goals of the Comprehensive Master Plan. This conversion aligns with the Comprehensive Master Plan's goal of preserving and enhancing the value of structures, communities, and neighborhoods. This authorization aligns with both objectives by rehabilitating this vacant property with new housing, which will strengthen the Oliver neighborhood.

Variations Necessary for Conversion of 1730 N. Broadway

Plans require variances from the requirements of ZC § Table 9-401: Rowhouse and Multi-Family Residential Districts—Bulk and Yard Regulations; § 9-703(c), concerning the gross floor area provisions for each unit; and §9-703(f), 16-203, and 16-602, concerning off-street parking.

ZC § 5-308: Variance Approval Standards

Granting a variance requires the City Council find in part that, because of the structure or property's physical surroundings, shape, or conditions, an unnecessary hardship or practical difficulty would result if the Zoning Code were strictly followed. This standard requires applicants establish: (1) uniqueness, (2) an unnecessary hardship or practical difficulty imposed by the Code, and (3) that the uniqueness is the proximate cause of that hardship. The Council must also find that the request meets elements outlined § 5-308(b), addressed at the end of this memorandum.

1. Uniqueness

The 1700 block of North Broadway is mostly occupied, online housing. 1730 N. Broadway is unique because it is vacant. 1730 N. Broadway is also the only irregularly shaped lot on the block. Its rear-yard property line is angled; the others are straight.

2. Practical Difficulty

Rehabilitation will require a full interior demolition of the unusable remains, followed by a complete restoration. This is not economically feasible if the end result is a single-family rowhouse dwelling. A multi-family conversion is necessary to make the rehabilitation work. Because of the restrictions imposed by the dimensions of the lot—which limits the number of cars that can park on the premises and affects density measurements—variances are necessary for the proposed conversion to be approved.

3. Uniqueness as the Proximate Cause of Hardship or Difficulty

The property's odd configuration makes it challenging to meet the gross floor area requirements required by § 9-703(c). The building's present condition requires a variance from the minimum lot size requirements because the work necessary requires a conversion to make the project economically feasible.

Summary and Conclusion

This legislation will allow for the redevelopment of a long-vacant rowhouse in the Oliver neighborhood. The developer has earned support from the Historic Oliver Community Association for this conversion. Variances are necessary to successfully rehabilitate and convert the building from a single-family dwelling to a multi-family dwelling with three units. For these reasons, the legislation should be recommended for approval.

Historic Rehabilitation and Restoration Tax Credit Application update Preliminary Approval

1 message

Tax.Credits@baltimorecity.gov <Tax.Credits@baltimorecity.gov>

Tue, Mar 26, 2024 at 2:51 PM

To: alex@intentusgrp.com

Brandon M. Scott
Mayor



Chris Ryer
Director

3/26/2024
Alexander Zemicheal
4752 Warm Hearth Cir
Fairfax, VA 22022

Re: 1730 N BROADWAY / 1109-053 / Baltimore East/South Clifton Park Historic District, National Heritage Area
Historic Rehabilitation and Restoration Tax Credit Application

Dear Applicant,

The Baltimore City Commission for Historical and Architectural Preservation (CHAP) has received and reviewed your plans for the proposed rehabilitation work at the above mentioned property, located within the "Baltimore East/South Clifton Park Historic District, National Heritage Area".

I have determined that your project plans as submitted are in compliance with CHAP's architectural guidelines and you are hereby issued a preliminary, conditional approval. If there are any changes in your plans as currently presented, please notify me at once and request an updated review; changes of plans and specifications not approved by CHAP may jeopardize your eligibility for this program.

Pre-improvement Appraisal: \$105,000.00

Project Certification: Please notify the Commission upon completion of your restoration work, by submitting photo- and cost documentation, as well as a copy of your building permit(s), as indicated on the application; all subject to CHAP verification.

A written certification of your project will be issued upon completion of a final CHAP review. Only certified projects which comply with the CHAP architectural guidelines and requirements (<http://www.baltimorecity.gov/Government/BoardsandCommissions/HistoricalArchitecturalPreservation.aspx>) and the Rules & Regulations from the Department of Finance will be eligible for the historic tax credit.

Sincerely,

Historic Tax Credit Program Administrator
Baltimore City Commission for Historical and Architectural Preservation (CHAP)
HistoricTaxCredit@baltimorecity.gov

Credit Application ID: 66480

KEEP A COPY OF THIS LETTER FOR YOUR RECORDS

Commission for Historical & Architectural Preservation
Charles L. Benton, Jr. Building
417 East Fayette Street Eighth Floor
Baltimore, MD 21202-3416
Plan Preserve Prosper



CARBALLO ARCHITECTURE

1518 ALICEANNA ST.
BALTIMORE, MD 21231
(410) 963-1077
ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN
MD Lic # 15709

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 15709,
EXPIRATION DATE 3/27/2025.

CONSULTANTS:

MEP:

STRUCTURAL:

1730 N BROADWAY

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV. NO.	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		
△		

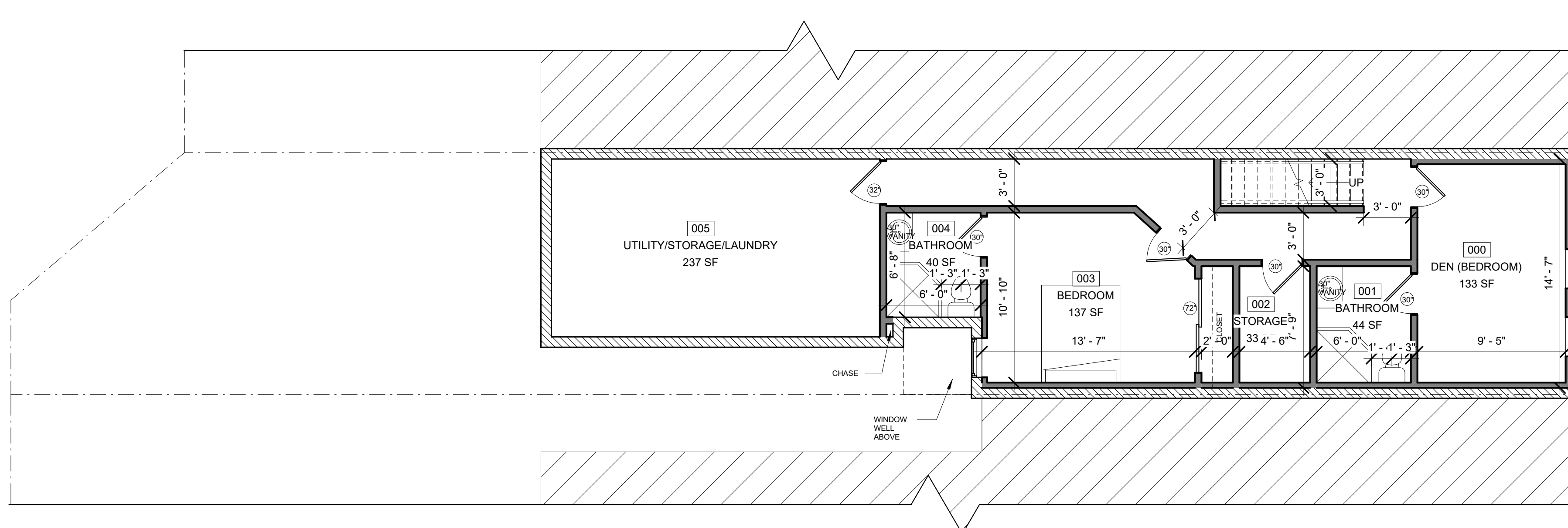
SHEET NAME

BASEMENT PLAN

SHEET NUMBER


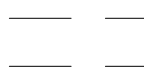
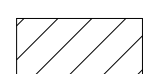


0001-A-A1

3/16" = 1'-0"




B Basement Proposed
3/16" = 1'-0"

WALL LEGEND

	NEW PARTITION		DEMO PARTITION
	EXISTING PARTITION		FR. PARTITION
	NOT IN SCOPE		

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL  DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.



CARBALLO ARCHITECTURE

1518 ALICEANNA ST.
BALTIMORE, MD 21231

(410) 963-1077

ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN
MD Lic # 15709

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 15709,
EXPIRATION DATE 3/27/2025.

CONSULTANTS:

MEP:

STRUCTURAL:

1730 N BROADWAY

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV No.	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		
△		

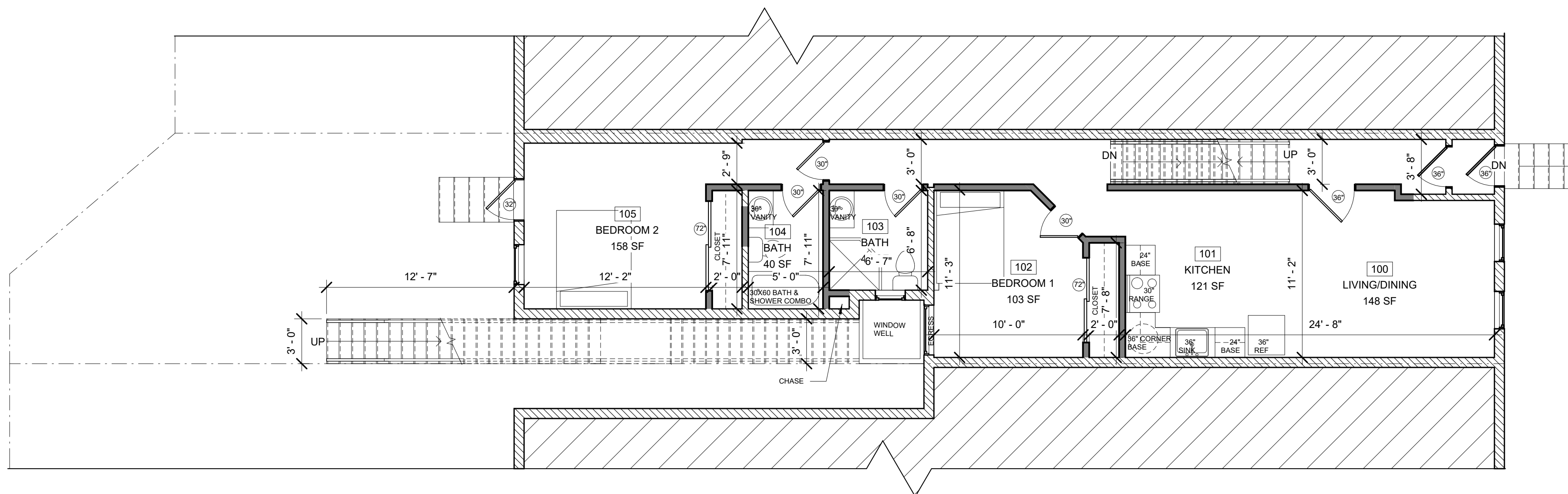
SHEET NAME

FIRST FLOOR

SHEET NUMBER


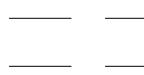
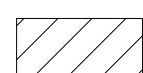


0002-A=A2

3/16" = 1'-0"




1 First Floor Proposed
3/16" = 1'-0"

WALL LEGEND

	NEW PARTITION		DEMO PARTITION
	EXISTING PARTITION		FR. PARTITION
	NOT IN SCOPE		

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL  DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.



CARBALLO ARCHITECTURE

1518 ALICEANNA ST.
BALTIMORE, MD 21231

(410) 963-1077

ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN
MD Lic # 15709

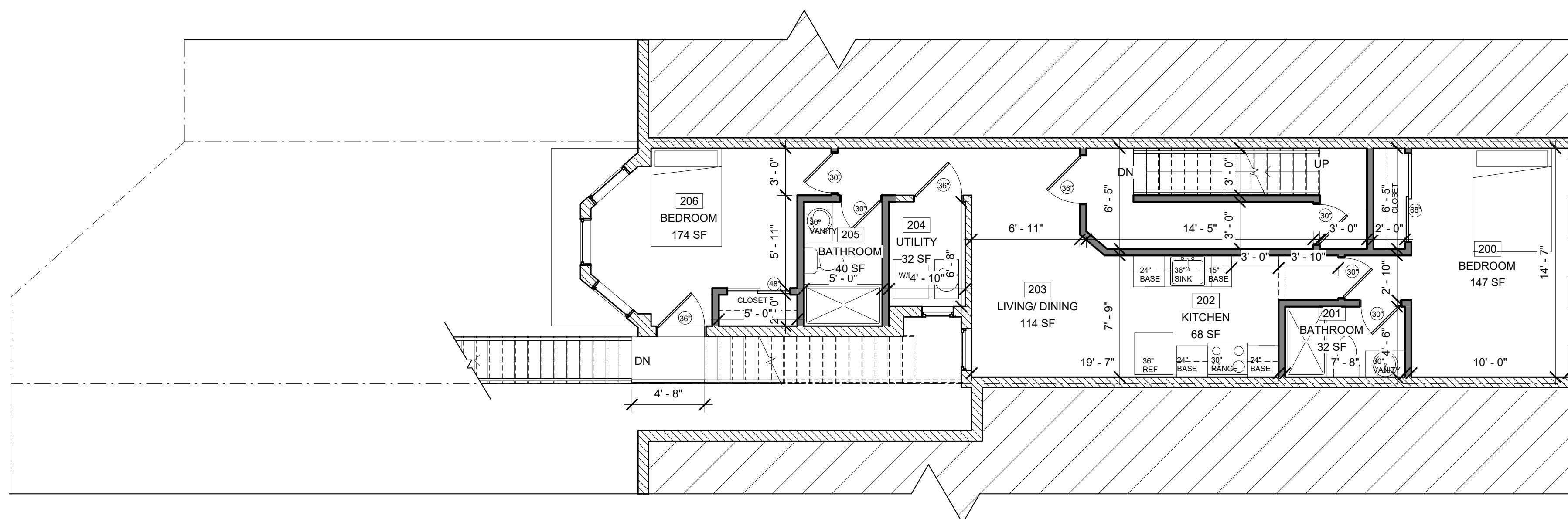
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 15709,
EXPIRATION DATE 3/27/2025.

CONSULTANTS:

MEP:

STRUCTURAL:

1730 N BROADWAY



② Second Floor Proposed
3/16" = 1'-0"

WALL LEGEND

	NEW PARTITION		DEMO PARTITION
	EXISTING PARTITION		FR. PARTITION
	NOT IN SCOPE		

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL $\textcircled{36}$ DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV. NO.	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		
△		

SHEET NAME

SECOND FLOOR PLAN

SHEET NUMBER

0003-A=A3

3/16" = 1'-0"



CARBALLO ARCHITECTURE

1518 ALICEANNA ST.
BALTIMORE, MD 21231
(410) 963-1077
ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN
MD Lic # 15709

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 15709,
EXPIRATION DATE 3/27/2025.

CONSULTANT:

MEP:

STRUCTURAL:

1730 N BROADWAY

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV. NO.	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		
△		

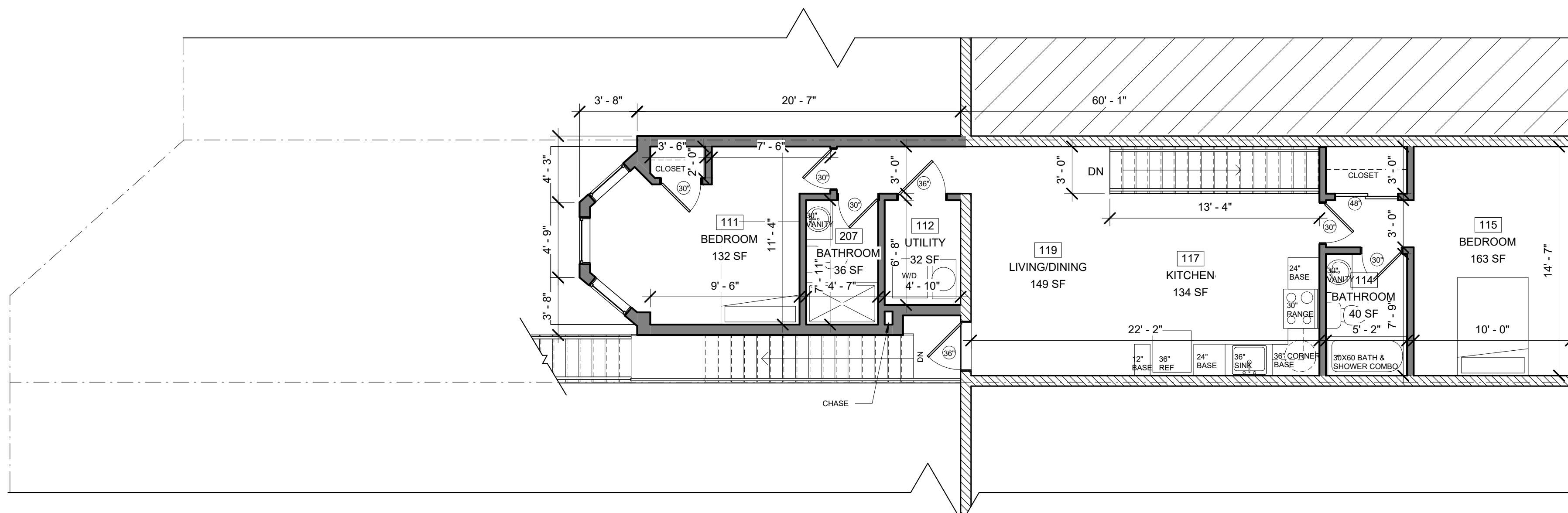
SHEET NAME

THIRD FLOOR
PLAN

SHEET NUMBER

0004-A=A4

3/16" = 1'-0"



③ Third Floor Proposed
3/16" = 1'-0"

WALL LEGEND

	NEW PARTITION		DEMO PARTITION
	EXISTING PARTITION		FR. PARTITION
	NOT IN SCOPE		

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL $\textcircled{36}$ DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.



CARBALLO ARCHITECTURE

1516 ALICEANNA ST.
BALTIMORE, MD 21231
(410) 963-1077

ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN
MD Lic # 10709

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 10709,
EXPIRATION DATE 3/27/2025.

CONSULTANTS:

MEP:

STRUCTURAL:

1730 N BROADWAY

OWNERSHIP INFO

Client

Author

Checker

Project Status

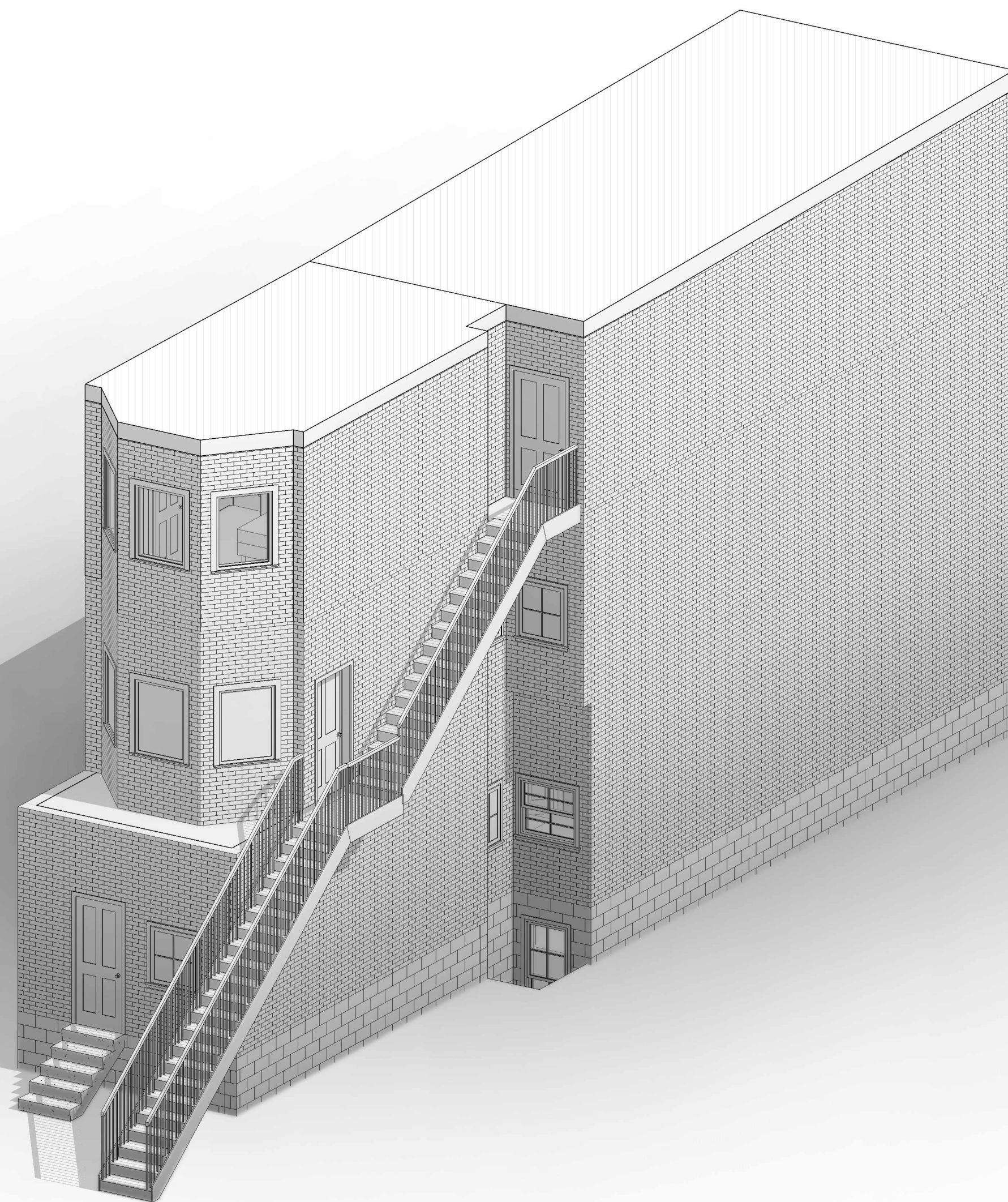
REV. No.	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		
△		

SHEET NAME

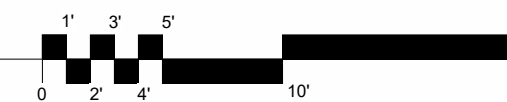
3D View

SHEET NUMBER

0000-G=G2



1 3D View





Chase Hoffberger <chase.hoffberger@gmail.com>

Letter of support for 1730 N. Broadway Avenue development

Pam Moore <pam.moore@baltimore-oliver.org>

Wed, Jun 26, 2024 at 2:08 PM

To: "Stokes, Robert (City Council)" <Robert.Stokes@baltimorecity.gov>

Cc: BOCA Development <development@baltimore-oliver.org>, "Messer, Nicole M. (City Council)" <nicole.messer@baltimorecity.gov>, Chase Hoffberger <chase.hoffberger@gmail.com>

Dear Councilman Stokes:

This email serves as our letter of support for Samson Kabreab and Alex Zemicheal's proposal to convert [1730 N. Broadway Avenue](#) from single-family status to a multi-family property, requiring an ordinance for conditional use authorization by the Mayor and City Council. Messrs. Kabreab and Zemicheal intend to redevelop this currently vacant property as three units. The Historic Oliver Community Association believes that this will be a positive development for the Oliver community.

Our review of proposals for these types of conversions are substantive. We meet with the prospective developer and require their population of a detailed intake form. Following delivery of that intake form, we review their company materials to determine whether a more thorough review is worthwhile. We meet with the developer onsite at one of their completed developed properties to review the quality of their work, and we require that the developer provide a reference of an individual that currently lives at a property that they have redeveloped. We also speak with the immediate neighbors of the prospective redevelopment to assess their perspective on the conversion. We then take our findings to our board for deliberation and a determination of whether we wish to support the project. The whole process can take two months.

In this instance, we were impressed with the work that this development team has already accomplished in East Baltimore and believe that they will do good work in the Oliver community on this redevelopment. They were very transparent about the project and willing to talk through any questions we posed. We are pleased to support their pursuit of a conversion bill.

Let me know if you have any questions or concerns.

Pam Moore

President

Historic Oliver Community Association

www.myOliver.org A National Register of Historic Places

Development@Baltimore-Oliver.org - Development Inquiries

Info@Baltimore-oliver.org - General Inquiries

Follow us on [Facebook](#)