



**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

2:02 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

23-0469

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District - Variances - 1014
Edmondson Avenue**

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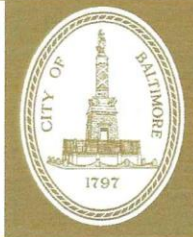
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BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 23-0469

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units
in the R-8 Zoning District - Variances - 1014 Edmondson Avenue**

Sponsor: Councilmember Bullock

Introduced: December 4, 2023

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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); and providing for a special effective date

Effective: On the Date it is Enacted

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	No Objection
Parking Authority	Favorable
Dept of Transportation	No Objection

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

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 1014 Edmonson Avenue to be used as two dwelling units.

This conditional use has the support of the Harlem Park Neighborhood 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. 1014 Edmonson Avenue has 1360 square feet – requiring a 9.3% variance from the zoning code requirements. According to the Planning Department report, this would be appropriate in relation to the conversation table 9-401 from the zoning code.

Additional Information

Fiscal Note: Not Available

Information Source(s): Baltimore City Code, Reporting Agencies, Bill 23-0469.

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

Analysis Date: September 19 2024

CITY OF BALTIMORE
COUNCIL BILL 23-0469
(First Reader)

Introduced by: Councilmember Bullock
At the request of: AMG Investing LLC; Althea Granger
Address: 16308 Tortola Drive, Accokeek, Maryland 20607
Telephone: (301) 659-5530

Introduced and read first time: December 4, 2023

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **1014 Edmondson Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as
7 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying
8 plat; and granting a variance from certain bulk regulations (lot area size); and providing for a
9 special effective date.

10 BY authority of

11 Article - Zoning

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

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 conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 1014 Edmondson Avenue (Block 0115,
18 Lot 037), as outlined in red on the plat accompanying this Ordinance, in accordance with
19 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
20 complies with all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of
23 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
24 Regulations) and 9-703(d), as the minimum lot size requirement for 2 dwelling units, in the R-8
25 Zoning District, is 1,500 square feet, and the lot area size is 1,360 square feet, thus requiring a
26 variance of 9.3%.

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

Council Bill 23-0469

1 **SECTION 3. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.


9 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
10 enacted.

Economic and Community Development Committee

24-0469

**Zoning - Conditional Use Conversion of a
Single-Family Dwelling Unit to 2 Dwelling Units
in the R-8 Zoning District - Variances - 1014
Edmondson Avenue**

Agency Reports

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0469 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 1014 EDMONDSON AVENUE		

DATE:

April 1, 2024

TO

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

At its regular meeting of March 28, 2024, the Planning Commission considered City Council Bill #23-0469, 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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); 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 #23-0469 and adopted the following resolutions, with six members being present (six 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 #23-0469 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

March 28, 2024

REQUEST: City Council Bill #23-0469/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1014 Edmondson Avenue:

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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: AMG Investing LLC, c/o Althea Granger

OWNER: AMG Investing LLC, c/o Althea Granger

SITE/GENERAL AREA

Site Conditions: 1014 Edmondson Avenue is located on the north side of the street, approximately 99'6" west of the intersection with North Schroeder Street. This property is zoned R-8, measures 16' by 85', and is currently improved with a vacant three-story attached dwelling, measuring approximately 16' by 62'.

General Area: This property is located in the Harlem Park neighborhood, which is predominantly residential in nature, with several institutional uses throughout the neighborhood. Rowhomes comprise the majority of housing stock in the area.

HISTORY

- This site is located within the Harlem Park II Urban Renewal Plan area, which was established on July 6, 1960.
- Amendment #6, dated December 10, 2009, the latest amendment to this plan was approved by the Mayor and City Council by Ordinance #10-264, March 24, 2010.

ANALYSIS

Residential Conversions: In this Rowhouse and Multi-Family Residential zoning district, multi-family dwellings are listed as a permitted use, and so are generally allowed (Article 32 – Zoning, Table 9-301). In this case, the property was last authorized for use as a single-family attached dwelling, which is a permitted use in this R-8 District. 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). As this property is zoned R-8 residential, this proposed ordinance is required for approval.

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 does not believe that this request is unreasonable, nor that it would impose any greater impact on this property than if it were located on any other similarly zoned property in the area. This property is located within the boundaries of the Harlem Park II Urban Renewal Plan (URP) area, which designates this portion of the community for residential use. There are no additional restrictions or controls placed on these properties, aside from what is permitted by the underlying zoning district, and so the proposed conversion is not limited or precluded in any way by the plan. As the proposed conversion will allow for the existing vacant building to be renovated and returned to productive use, it would be in the public's interest to allow the conversion. The proposal generally complies with the requirements of Article 32 – *Zoning* with the exception of the needed lot area variance, discussed below.

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 3,504 square feet in gross floor area, and so this application is approvable. 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.). This proposal is for a three-bedroom unit on the basement and first floor (1,856 sqft), and a second three-bedroom unit on the second and third floors (1,648 sqft). Both proposed units will meet the floor area requirements.

Off-Street Parking: The amount of off-street parking required for multi-family dwellings is one parking space per unit (Table 16-406). In this case, for two dwelling units, one parking space is required to serve the new dwelling unit, and can be provided in the rear yard.

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

- (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.



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, 1,500 square feet of lot area is required. The lot only encloses 1,360 square feet, and so does not meet this requirement. The Board may grant a variance to reduce the applicable minimum lot area requirements. In this case, the proposed amount of variance would be 9.3%. The variance requested and the amount of lot area variance needed for approval is reasonable in relation to the amount required by Table 9-401.

Equity: Staff believes that this conversion is reasonable, that the proposed units will be of a reasonable size, and that approval of this bill will allow for the renovation of this vacant and boarded property. Staff notes a letter of support from the Harlem Park Neighborhood Council has been received. This action will not have any significant impact on staff time or resources.

Notification: The Harlem Park Neighborhood Council (HPNC), and the Lafayette Square Homeowner Association have been notified of this action.



Chris Ryer
Director

F R O M	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	City Council Bill #23-0469 – Zoning – Conditional Use Conversion of Single-Family Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1014 Edmondson Avenue		

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

DATE: January 10, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 23-0469. 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

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

December 7, 2023

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

Re: CC Bill #23-0469- Zoning- Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District- Variances- 1014 Edmondson Avenue

Ladies and Gentlemen:

City Council Bill No. 23-0469 has been referred to by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 23-0469 is to permit, 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 1014 Edmondson Avenue (Block 0115, Lot 037); and to grant a variance from certain bulk regulations (lot area size); 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

BRANDON M. SCOTT
Mayor



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

September 18, 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 23-0469 – Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District –1014Edmondson Avet.

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 23-0469 for form and legal sufficiency. The bill would permit the conversion of a single-family dwelling unit to 2 dwelling units at 1014 Edmondson Avenue, which is in an R-8 Zoning district.

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 16’ by 85’ and is currently improved with a three-story rowhome.. The building measures approximately 16’ by 62’. This site is zoned R-8 and is located in the Harlem Park 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 1014 Edmondson Avenue 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
Hilary Ruley, Chief Solicitor
Ashlea Brown, Chief Solicitor
Desiree Luckey, Assistant Solicitor
Michelle Toth, Assistant Solicitor
Ahleah Knapp



PARKING
OF BALTIMORE CITY
AUTHORITY

MEMORANDUM

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

From: Peter Little, Executive Director

Date: February 1, 2024

Subject: City Council Bill 23-0469

I am herein reporting on City Council Bill 23-0469 introduced by Councilmember Bullock at the request of AMG Investing LLC; Althea Granger.

The purpose of this bill is to permit, 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 1014 Edmondson Avenue (Block 0115, Lot 037).


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 January 2024. Currently no off-street parking is provided, however, the rear of the lot could be repurposed as a parking pad. According to the Zoning Administrator Memo dated November 27, 2023, if the rear of the lot is not repurposed for off-street parking, then an off-street parking variance for one space will be required. 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 23-0469.



MEMORANDUM

DATE: January 2, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Objection
SUBJECT: City Council Bill No. 23-0469
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2
Dwelling Units in the R-8 Zoning District – Variances – 1014 Edmondson Avenue

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0469 introduced by Councilmember Bullock, on December 4, 2023.

PURPOSE

This bill would allow for the conditional use conversion of a single-family dwelling unit at 1014 Edmondson Avenue to two dwelling units.

BRIEF HISTORY

The property is located on Edmondson Avenue, west of N. Schroeder Street and east of N. Arlington Ave. (Block 0115, Lot 037). A variance is needed to convert to a multifamily use, because the minimum lot size for such a use in an R-8 zone is 1,500 Square feet and the lot size measures 1,360 square feet.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation has **no objection** to City Council Bill No. 23-0469. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

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

[MJF]



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	September 24, 2024
SUBJECT	23-0469 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1014 Edmondson Avenue

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

9/24/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0469 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1014 Edmondson Avenue 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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); and providing for a special effective date.

If enacted, City Council Bill 23-0469 would grant a conditional use conversion of a single-family dwelling unit to 2 dwelling units with a variance from certain bulk regulations (lot area size), for the property known as 1014 Edmondson Avenue. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of March 28, 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 vacant home and its return to productive use.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas. 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 Harlem Park neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 23-0469.

Economic and Community Development Committee

24-0469

**Zoning - Conditional Use Conversion of a
Single-Family Dwelling Unit to 2 Dwelling Units
in the R-8 Zoning District - Variances - 1014
Edmondson Avenue**

Additional Materials

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

{Property Address; Block ____, Lot ____}

1. Applicant's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

2. All Proposed Zoning Changes for the Property:

3. All Intended Uses of the Property:

4. Current Owner's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

5. Property Acquisition:

The property was acquired by the current owner on _____ by deed recorded in the
Land Records of Baltimore City in Liber _____ Folio _____ .

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

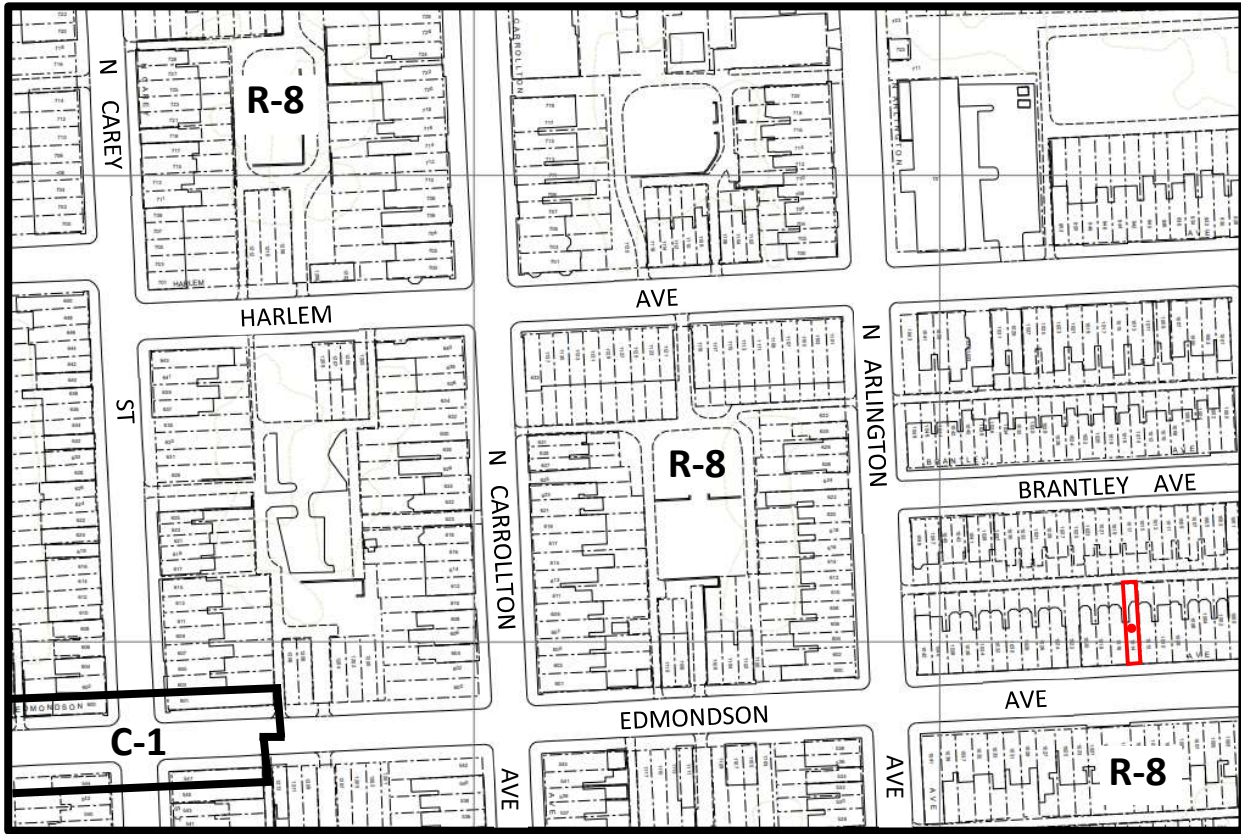
I, _____, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



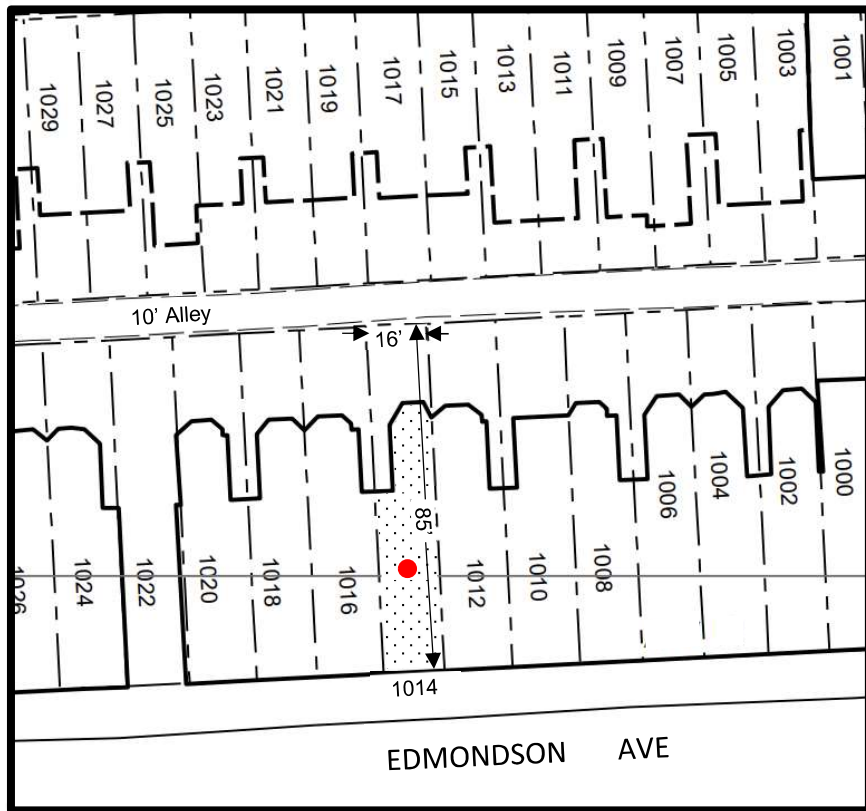
Applicant's signature

Date

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. 1014 EDMONDSON AVENUE. 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 16 SECTION 14
BLOCK 115 LOT 37

MAYOR

PRESIDENT CITY COUNCIL



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

Ref: 1014 Edmondson Avenue

Date: November 27, 2023

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 no additional variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Subsections 9-703(d) and 9-401 – Lot area per dwelling unit. A minimum lot area of 1,500 square feet is required for two units. This lot is approximately 1,360 square feet.

The property is adjacent to a ten foot wide alley in the rear, which should be sufficient for one required off-street parking space in the rear yard (Subsections 9-703(f) and 16-406). If it cannot be provided, a variance will also be needed for the required off-street parking.

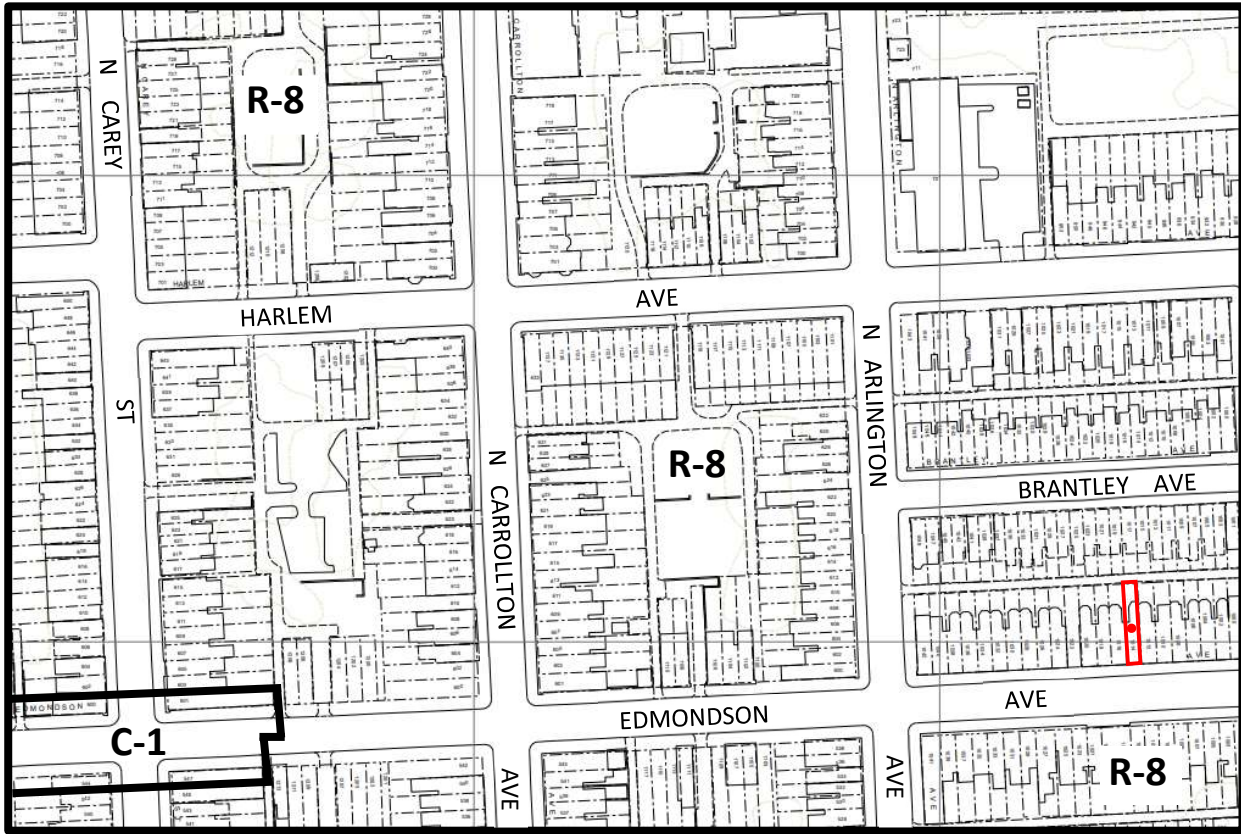
This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

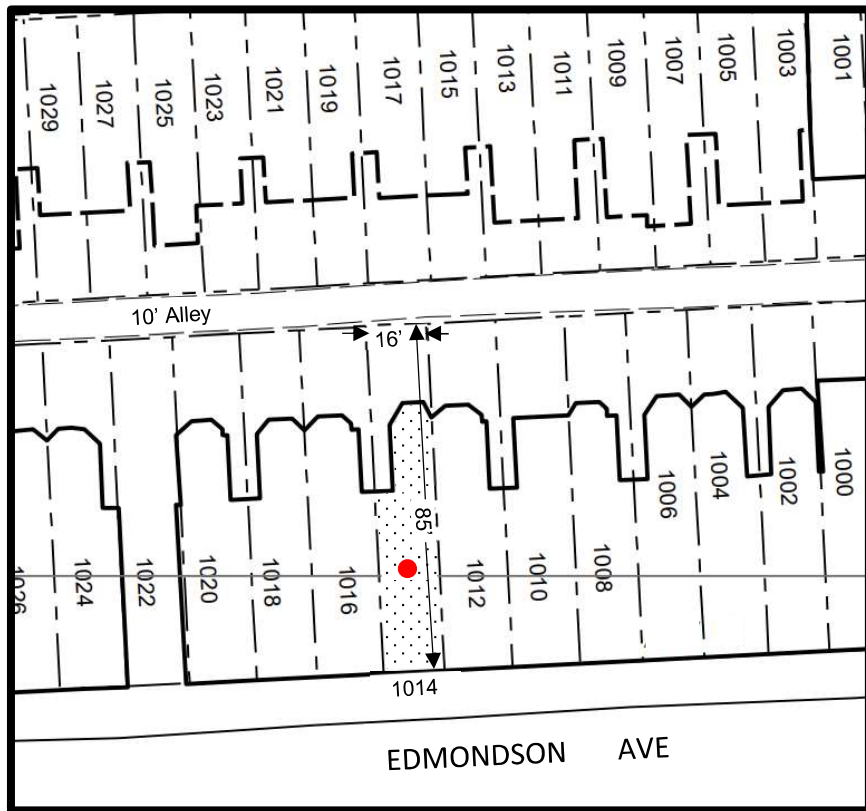
Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Althea Granger, Applicant
Councilmember John Bullock
Department of Planning

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In Connection With The Property Known As No. 1014 EDMONDSON AVENUE. 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 16 SECTION 14
BLOCK 115 LOT 37

MAYOR

PRESIDENT CITY COUNCIL

Harlem Park Neighborhood Council, Inc.

***P.O Box 4347 Baltimore, Maryland 21223
410-523-0401***

10/09/2023

**Dwayne T. London, Jr.
Legislative Director
Office of Councilman John Bullock, 9th District
Office: 410-396-4815
Email: Dwayne.London@baltimorecity.gov**

**RE: 1014 Edmondson Avenue (Block 0115, Lot 037)
Baltimore, MD 21223
Conditional Use Conversion**

Dear Mr. London

The Harlem Park Neighborhood Council, Inc. (HPNC) is in support of the request for a Conditional Use Conversion for 1014 Edmondson Avenue. The Conditional Use Conversion is for a Single-Family Dwelling Unit to be converted to 2 Dwelling Units

**Sincerely,
Rev. George Nicholson,
President- HPNC**

**cc: Councilman John Bullock – 9th Baltimore City Council District
Del. Melissa Wells- 40th Legislative District
Del. Frank Conaway, Jr. 40th Legislative District
Del. Marlon Amprey- 40th Legislative District
Del. Roxanne Prettyman 44-A Legislative District
Senator- Antonio Hayes- 40th District Baltimore City
Ms. Arlene Fisher- Lafayette Square Community Association
Mr. Chad Hayes- Director of Community Planning and Revitalization
Mr. Howard Tutman, III- DHCD- Department of Development
HPNC File
Althea Granger
AMG Investing, LLC**

Harlem Park Neighborhood Council, Inc.

***P.O Box 4347 Baltimore, Maryland 21223
410-523-0401***

09/14/2023

**Dwayne T. London, Jr.
Legislative Director
Office of Councilman John Bullock, 9th District
Office: 410-396-4815
Email: Dwayne.London@baltimorecity.gov**

**RE: 1022 W. Lanvale Street (Block 0092, Lot 030)
Baltimore, MD 21217
Conditional Use Conversion**

Dear Mr. London

The Harlem Park Neighborhood Council, Inc. (HPNC) is in support of the request for a Conditional Use Conversion for 1022 W. Lanvale Street. The Conditional Use Conversion is for a Single-Family Dwelling Unit to be converted to 2 Dwelling Units

**Sincerely,
Rev. George Nicholson,
President- HPNC**

**cc: Councilman John Bullock – 9th Baltimore City Council District
Del. Melissa Wells- 40th Legislative District
Del. Frank Conaway, Jr. 40th Legislative District
Del. Marlon Amprey- 40th Legislative District
Del. Roxanne Prettyman 44-A Legislative District
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Ms. Arlene Fisher- Lafayette Square Community Association
Mr. Chad Hayes- Director of Community Planning and Revitalization
Mr. Howard Tutman, III- DHCD- Department of Development
HPNC File
Rashad Henderson-Nickel Blue Investment Group LLC**

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

Email to: Natawnab.Austin@baltimorecity.gov

Today's Date: 09/04/2024

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 23-0469**

The Economic and Community Development Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 23-0469 on Tuesday, September 24, 2024 at 2:02 p.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1014 Edmondson Avenue

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 1014 Edmondson Avenue (Block 0115, Lot 037), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size); and providing for a special effective date.

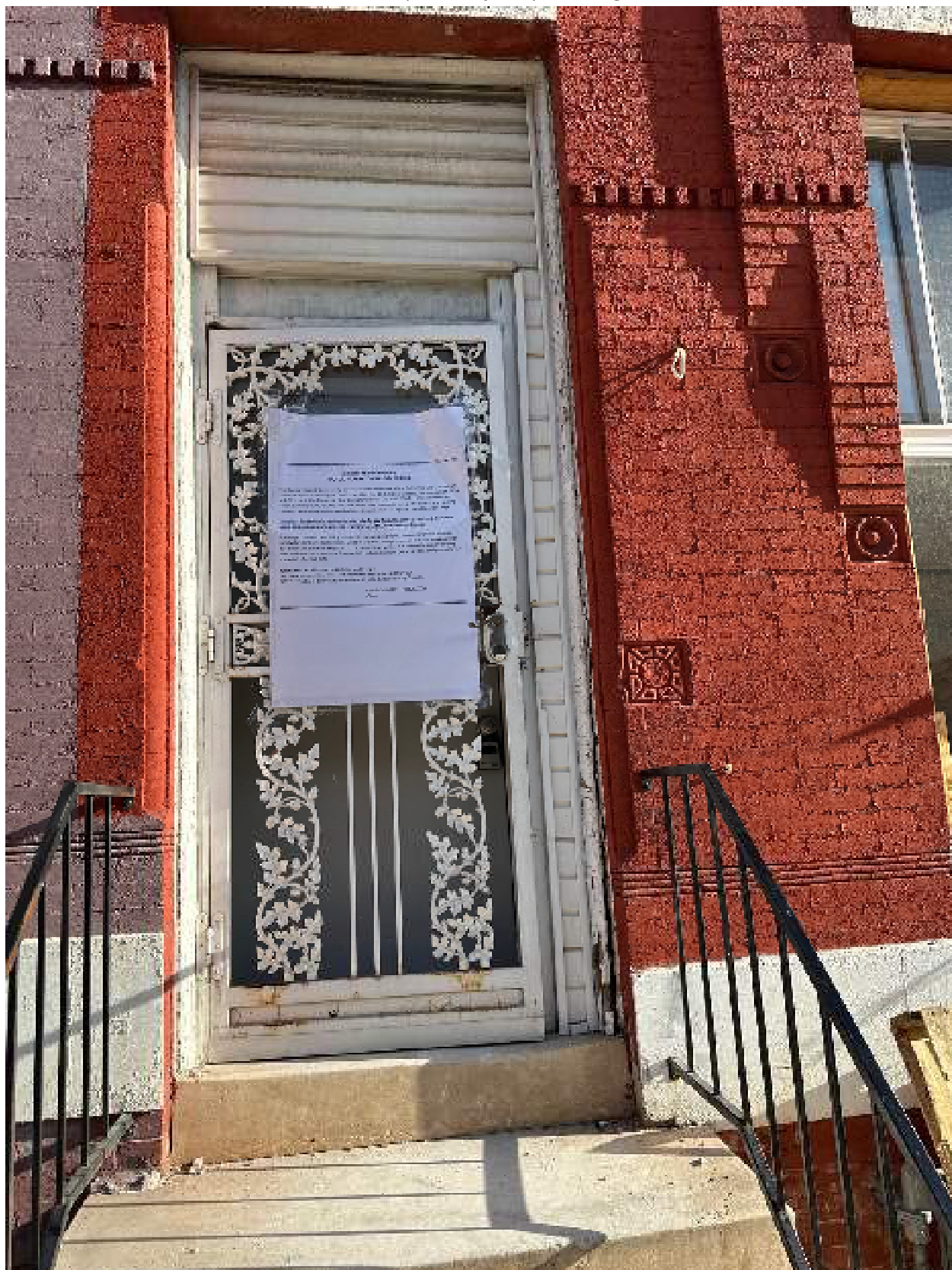
Applicant: AMG Investing LLC; Aithea Granger

For more information, contact Committee Staff at (410) 398-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

SHARON GREEN MIDDLETON
Chair

(Place a picture of the posted sign)



Email to: Natawnab.Austin@baltimorecity.gov

in the space below.)

Address: 1014 Edmondson Ave, Baltimore MD 21223

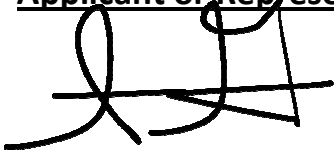
Date Posted: 9/3/2024

Name: Althea Granger, AMG Investing LLC

Address: 16308 Tortola Drive Accokeek MD, 20607

Telephone 301-659-5530

Applicant or Representative Signature:

A handwritten signature in black ink, appearing to be 'AG', written over a horizontal line.