

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

FINDINGS OF FACT

City Council Bill No. 24-0515

MOTION OF THE CHAIR OF THE COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

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

1. the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**
 - Multi-family dwellings are permitted in the R-8 district and staff finds that this 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;
 - The use is permitted by the R-8 district and would not conflict with any Urban Renewal Plan.
3. the authorization **would not** be contrary to the public interest **for the following reasons:**
 - Use of this property as a multi-family dwelling is in the public interest because it will provide additional housing options in the community. The proposed use has support from the local community organization.
4. the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
 - Use of this property as a multi-family dwelling will provide additional housing options in the community with no negative impact on public health, safety, or welfare.

After consideration of the following, **where applicable (fill out all that are relevant):**

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 - 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.
2. the resulting traffic patterns and adequacy of proposed off-street parking and loading;
 - Staff find that there would be no change in traffic patterns and the Parking Authority finds that there is sufficient on-street parking to accommodate demand. The use would need a variance for off- street parking which is reasonable because the rear of the property is inaccessible.
3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - 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.
4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.
5. accessibility of the premises for emergency vehicles;
 - There is adequate accessibility for emergency vehicles,
6. accessibility of light and air to the premises and to the property in the vicinity;
 - There is adequate accessibility of light and air to the premises.
7. the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
 - There are adequate utilities, roads, drainage, and other necessary facilities.
8. the preservation of cultural and historic landmarks and structures;
 - The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.
9. the character of the neighborhood;

- This property is located in the New Southwest/Mount Clare neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes. Staff has received a letter of support from the Mount Clare Community Council.

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

- While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan.

11. the provisions of any applicable Urban Renewal Plan;

- The proposed use is not prevented or limited by the Harlem Park II Urban Renewal Plan which is applicable to the property.

12. all applicable standards and requirements of this Code;

- The proposed use requires variances from the lot area size. With the variance, the use meets all applicable standards and requirements of the Zoning Code.

13. the intent and purpose of this Code; and

- The proposed use is consistent with the intent and purpose of the Zoning Code.

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

- The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

FINDINGS OF FACT FOR VARIANCE

City Council Bill No. 24-0515

MOTION OF THE CHAIR OF THE COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO THE APPLICABLE SECTIONS OF ARTICLE 32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING ANY VARIANCES OF APPLICABLE STANDARDS FOR:

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances 466 Hornel Street

VARIANCE FROM OFF – STREET PARKING REQUIREMENTS

(Use a separate Variance form for each Variance sought in the bill)

THRESHOLD QUESTION:

- In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

HARDSHIP OR PRACTICAL DIFFICULTY:

*The City Council has considered at least one of the following:
(check all that apply to evidence consideration)*

- The physical surroundings around the **STRUCTURE / LAND** involved;
(underline one)
- The shape of the **STRUCTURE / LAND** involved;
(underline one)
- The topographical conditions of the **STRUCTURE / LAND** involved.
(underline one)

*and finds **either** that:*

*(1) An unnecessary hardship **WOULD / WOULD NOT** *(underline one)* exist if the strict letter of the applicable requirement from which the variance is sought were applied because:*

or that:

(2) Practical difficulty WOULD / **WOULD NOT** (*underline one*) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The property is landlocked and is not able to support off-street parking in the rear. The Parking authority finds that there is sufficient on-street parking to accommodate the need.

Conditions on which this variance is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance needed is not based exclusively on a desire to increase the value or income potential of the property. The variance would not be injurious to the use and enjoyment of other property in the immediate vicinity and not substantially diminish or impair property values in the neighborhood. The variance requested is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare.

FINDINGS OF FACT FOR VARIANCE

City Council Bill No. 24-0515

MOTION OF THE CHAIR OF THE COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO THE APPLICABLE SECTIONS OF ARTICLE 32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING ANY VARIANCES OF APPLICABLE STANDARDS FOR:

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances 466 Hornel Street

VARIANCE FROM LOT SIZE REQUIREMENTS

(Use a separate Variance form for each Variance sought in the bill)

THRESHOLD QUESTION:

- In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

HARDSHIP OR PRACTICAL DIFFICULTY:

The City Council has considered at least one of the following:
(check all that apply to evidence consideration)

- The physical surroundings around the **STRUCTURE / LAND** involved;
(underline one)
- The shape of the **STRUCTURE / LAND** involved;
(underline one)
- The topographical conditions of the **STRUCTURE / LAND** involved.
(underline one)

*and finds **either** that:*

(1) An unnecessary hardship **WOULD / WOULD NOT** *(underline one)* exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty WOULD / **WOULD NOT** (*underline one*) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The lot encloses 1,190 square feet, which requires a variance of 20.6% that is included in the bill. Planning Staff believes that the dwellings put into use by this use will be of sufficient size and believe that the variance is appropriate.

Conditions on which this variance is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance needed is not based exclusively on a desire to increase the value or income potential of the property. The variance would not be injurious to the use and enjoyment of other property in the immediate vicinity and not substantially diminish or impair property values in the neighborhood. The variance requested is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated May 10, 2024, including the Department of Planning Staff Report, dated May 9, 2024.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Elena DiPetro – Law Dept
- Jason Wright – DHCD
- Eric Tiso – Planning Dept
- Sean Eames – Fire Dept
- Nina Themelis – Office of Government Relations
- Tom Whelley – Baltimore Development Corporation
- Luciano Diaz – Dept of Transportation
- Kris Misage – Parking Authority

Written:

- Department of Transportation, Agency Report – Dated March 27, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated February 29, 2024
- Law Department, Agency Report – Dated August 27, 2024
- Department of Housing and Community Development, Agency Report – September 24, 2024
- Baltimore Development Corporation, Agency Report – Dated March 28, 2024
- Fire Department, Agency Report – Dated January 10, 2024
- Parking Authority, Agency Report – Dated April 17, 2024

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair

John Bullock

Ryan Dorsey

Mark Conway

Odette Ramos

Robert Stokes