


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 #23-0455 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 4 DWELLING UNITS IN THE R-8 ZONING DISTRICT - 1127 NORTH CAROLINE STREET		

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

DATE: April 19, 2024

At its regular meeting of April 18, 2024, the Planning Commission considered City Council Bill #23-0455, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat; 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 #23-0455 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, recommends that City Council Bill #23-0455 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

April 18, 2024

REQUEST: City Council Bill #23-0455/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District – 1127 North Caroline Street:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Robert Taylor o/b/o MKA Rentals, LLC

OWNER: MKA Rentals, LLC

SITE/GENERAL AREA

Site Conditions: 1127 North Caroline Street is located on the east side of the street, approximately 30' south of the intersection with East Biddle Street. This property measures approximately 27'6" by 150' and is currently improved with a three-story building measuring approximately 27'6" by 73'8". This site is zoned R-8 and is located within the Old East Baltimore National Register Historic District.

General Area: This property is located on the northern edge of the Gay Street neighborhood, which has a mix of residential and institutional uses. The Buford Drew Jemison Academy is across the street to the west, and Madison Square Park is also on the west side of the street south of the school.

HISTORY

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

ANALYSIS

Background: This request is to convert the existing vacant structure into four apartment units, which will allow for the renovation of the building, bringing it back into productive use. A small portion of the first floor will be reserved for a management office. Streetview imagery shows that this building has been vacant and boarded since at least late 2007.

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: Per §5-406 {“Approval standards”} of Article 32 – *Zoning*:

(b) *Limited criteria for denying*.

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

In staff’s review of this request, we do not believe that this conditional use conversion would endanger the public health, safety, or welfare. In fact, it would likely greatly improve conditions in the immediate neighborhood, given that this structure has been vacant and deteriorating for nearly two decades. This action would not be precluded by any other law, as this site is not located within any Urban Renewal Plan (URP) area. Staff believes that the renovation of this structure and bringing it back into productive use will support the public’s interest. In a letter of referral from the Zoning Administrator, the requested conversion will meet all bulk requirements of the Zoning code, to include the provision of parking, which is uncommon for most conversions. For all of these reasons, staff believes that this request is reasonable, and should be approved.

In the staff’s review of §5-406(b) {“Required considerations”} of Article 32 – *Zoning*, we find that the conversion to four dwelling units in this property will not create any negative impacts in the required findings list below, and so we offer our favorable recommendation.

(b) *Required considerations*.

As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals 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;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property 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;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City’s Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;

- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

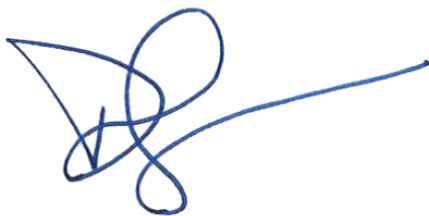
Conversion standards: The existing dwelling must be: (i) a structure originally constructed as a single-family dwelling; and (ii) 1,500 square feet or more in gross floor area, not including any basement area (§9-703.b.). The existing structure contains over 4,000 square feet in gross floor area, which more than satisfies 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 four one-bedroom dwelling units would need a combined 3,000 square feet in gross floor area, which is also met.

Off-Street Parking: If a structure or land changes to a new use, the new use must provide the amount of parking and loading spaces required by this title (§16-204). In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For three additional dwelling units, three parking spaces are required, and three parking spaces will be provided in the rear yard, also satisfying that requirement.

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 needed reinvestment in this long-vacant building, improving conditions in the immediate area. This action will not have any significant impact on staff time or resources.

Notification: ReBUILD Johnston Square, The People’s Association of Oliver, and the Historic Oliver Community Association have been notified of this action.



Chris Ryer
Director