

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No. 25-0103

MOTION OF THE CHAIR OF THE COMMITTEE LAND USE & TRANSPORTATION, 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 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

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:**
 - Staff is unable to identify any reason why approval would be detrimental to public health, safety, or welfare
2. the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
 - No law or Urban Renewal Plan precludes this use.
3. the authorization **would not** be contrary to the public interest **for the following reasons:**
 - Staff is unable to identify any reason why approval would be contrary to public interest.
4. the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
 - Approval of this conditional use is in harmony with the purpose and intent of this code.

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;
 - a. The size and shape of the site, as well as the proposed arrangement of structures, are adequate to accommodate the use without creating any adverse impacts.
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;

- a. The proposal is not expected to create adverse traffic patterns, and the site is exempt from off-street parking requirements under § 16-601(b)(1)
3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - a. The proposed use is compatible with the surrounding area and is not expected to impair its present or future development.
4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - While there are dwellings and places of public gathering in the vicinity, no adverse impacts to these places of public gathering are anticipated beyond what is regularly associated with this type of land use.
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 Sandtown-Winchester neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes.
10. the provisions of the City's Comprehensive Master Plan;
 - a. The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties.
11. the provisions of any applicable Urban Renewal Plan;
 - The proposed use is not prevented or limited by an Urban Renewal Plan

12. all applicable standards and requirements of this Code;

- The proposed use requires variances from the bulk and yard regulations

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.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated December 15, 2025, including the Department of Planning Staff Report, dated November 20, 2025.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Michele Toth, Law Department
- Eric Tiso, Planning Commission
- Luciano Diaz, Department of Transportation
- Jason Wright, Department of Housing and Community Development
- Tom Wellington, Baltimore Development Corporation

Written:

- Department of Transportation, Agency Report – Dated November 20, 2025
- Board of Municipal and Zoning Appeals, Agency Report – Dated January 8, 2026
- Law Department, Agency Report – Dated January 6, 2026
- Department of Housing and Community Development, Agency Report – February 18, 2026

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray
Mark Parker
John Bullock
Zac Blanchard