

Introduced by: Councilmember Costello

At the request of: Cato Clemens

Address: 1214 Bolton Street, Baltimore, Maryland 21217

Telephone: 667-812-2363

Prepared by: Department of Legislative Reference

Date: March 20, 2019

Referred to: LAND USE Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0360

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-7 Zoning District – Variance – 1214 Bolton Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)

Baltimore City Revised Code

(Edition 2000)



NO. _____

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- Baltimore City Public School System
- Baltimore Development Corporation
- City Solicitor
- Comptroller's Office
- Department of Audits
- Department of Finance
- Department of General Services
- Department of Housing and Community Development
- Department of Human Resources
- Department of Planning
- Other: _____
- Other: _____
- Other: _____
- Other: _____
- Other: _____
- Other: _____
- Board of Estimates
- Board of Ethics
- Board of Municipal and Zoning Appeals
- Comm. for Historical and Architectural Preservation
- Commission on Sustainability
- Employees' Retirement System
- Other: _____
- Other: _____
- Other: _____
- Other: _____
- Other: _____
- Other: _____
- Environmental Control Board
- Fire & Police Employees' Retirement System
- Labor Commissioner
- Parking Authority Board
- Planning Commission
- Wage Commission
- Other: _____
- Other: _____
- Other: _____

Boards and Commissions

- Department of Public Works
- Department of Real Estate
- Department of Recreation and Parks
- Department of Transportation
- Fire Department
- Health Department
- Mayor's Office of Employment Development
- Mayor's Office of Human Services
- Mayor's Office of Information Technology
- Office of the Mayor
- Police Department
- Other: _____
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- Other: _____
- Other: _____
- Other: _____
- Other: _____

CITY OF BALTIMORE
ORDINANCE **19-311**
Council Bill 19-0360

Introduced by: Councilmember Costello
At the request of: Cato Clemens
Address: 1214 Bolton Street, Baltimore, Maryland 21217
Telephone: 667-812-2363
Introduced and read first time: March 25, 2019
Assigned to: Land Use Committee

Committee Report: Favorable
Council action: Adopted
Read second time: October 7, 2019

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2 **2 Dwelling Units in the R-7 Zoning District – Variance – 1214 Bolton Street**

3 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
4 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214
5 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and
6 granting a variance from certain off-street parking regulations.

7 BY authority of
8 Article 32 - Zoning
9 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
14 the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as
15 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
16 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
17 all applicable federal, state, and local licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
19 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
20 requirements of §§ 9-703(f), 16-203, and 16-602: Off-Street Parking in the R-7 Zoning District
21 (Table 16-406).

22 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
23 accompanying plat and in order to give notice to the agencies that administer the City Zoning
24 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
25 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;

EXPLANATION: CAPITALS indicate matter added to existing law
[Brackets] indicate matter deleted from existing law
Underlining indicates matter added to the bill by amendment
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 19-0360

1 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
2 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
3 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
4 the Zoning Administrator.

5 SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
6 after the date it is enacted.

OCT 28 2019

Certified as duly passed this _____ day of _____, 20__



President, Baltimore City Council


Certified as duly delivered to His Honor, the Mayor,

this _____ day of OCT 28 2019, 20__



Chief Clerk

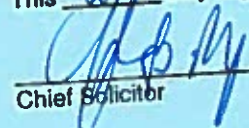
Approved this 4th day of Nov., 2019



Mayor, Baltimore City

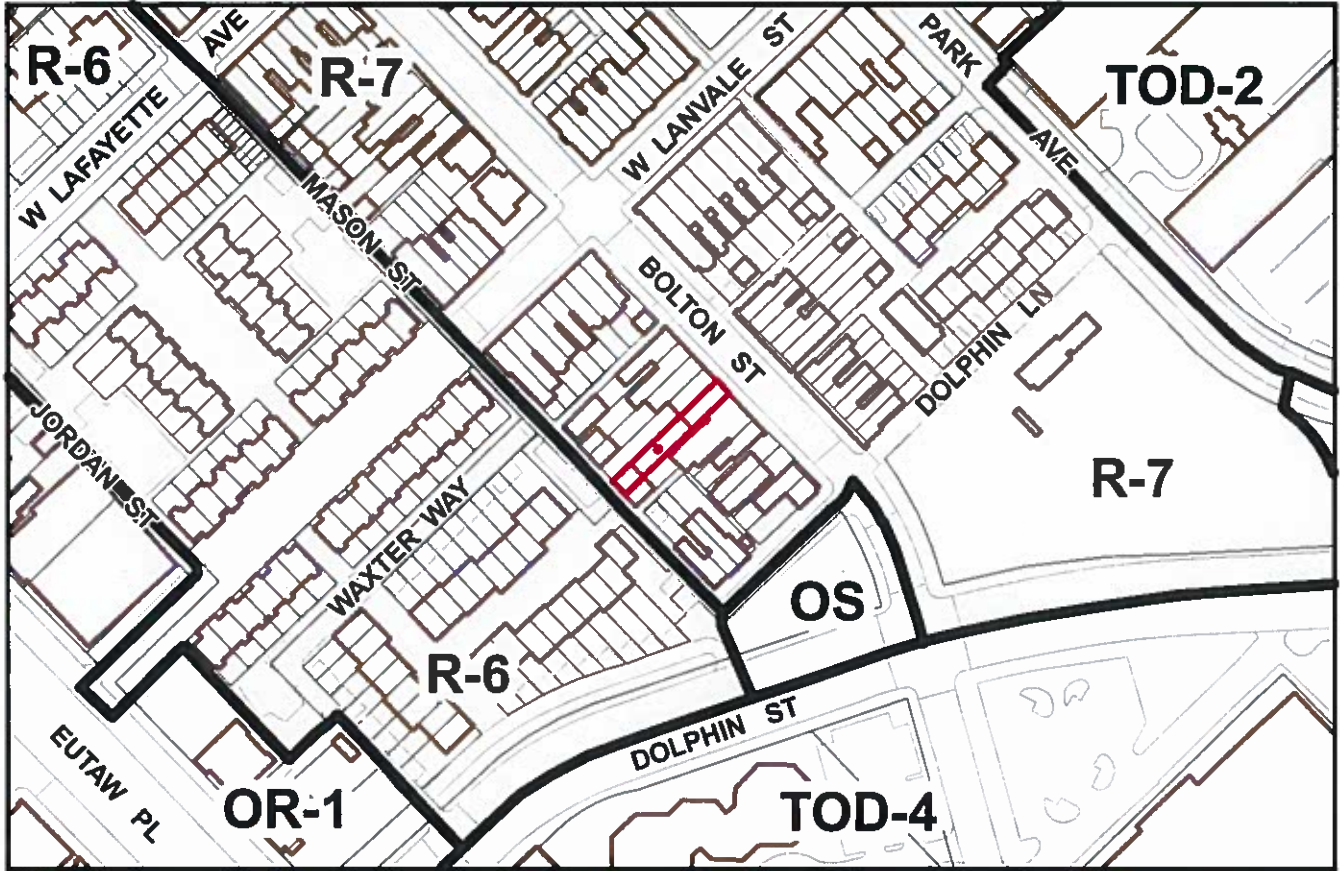
Approved For Form and Legal Sufficiency

This 29th Day of October 2019.

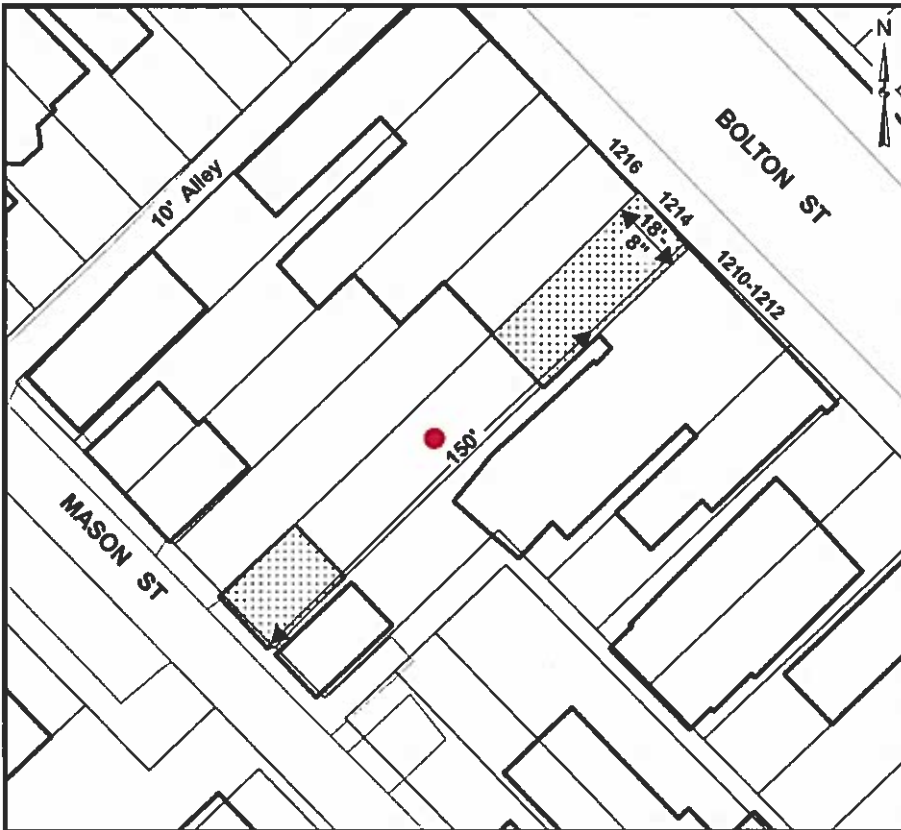


Chief Solicitor

**SHEET NO. 45 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1214 BOLTON STREET. 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-7 Zoning District, As Outlined In Red Above.

WARD 11 SECTION 5
BLOCK 420 LOT 10

[Signature]
MAYOR

[Signature]
PRESIDENT CITY COUNCIL

**BALTIMORE CITY COUNCIL
LAND USE COMMITTEE
VOTING RECORD**

DATE: October 2, 2019

BILL#: 19-0360

BILL TITLE: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

MOTION BY: Costello SECONDED BY: Clarke

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed, Shannon - Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert				
TOTALS	<u>8</u>			

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

LAND USE COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE COMMITTEE, 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:

City Council Bill No.19-0360

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton 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:**

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;

The use would not be precluded by any other law, including any applicable Urban Renewal Plan.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed authorization would not be contrary to the public interest (in fact, it would advance the public interest by creating more housing affordable to moderate-income families). Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Planning staff concluded that the authorization would be in harmony with the purpose and intent of the Zoning Code.

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

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the proposed site, including its size and shape, are adequate for the proposed use.

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

There will be no negative impact to traffic patterns.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. A site visit was conducted during the first week of April 2019. The property is located within Residential Permit Parking (RPP) Area 3 Bolton Hill. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, the PABC investigated the alley and rear of the property and determined that there is sufficient access to a garage with a 16-foot-wide door. However, Baltimore City Code, Article 32, Section Table 16-402 requires a stall width of at least 9 feet for off-street parking. Therefore, a variance for off street parking is required, and the PABC has determined that the passage of this bill will not negatively impact parking in the area. PABC does not oppose the passage of City Council Bill 19-0360.

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

The proposed use will not impair the present and future development of this lot or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to these premises and to 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;

Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use will not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The proposed use would not alter the character of the neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with provisions of the City's Comprehensive Master Plan.

According to the Planning Department, the proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is not regulated by any Urban Renewal Plan.

- (12) all applicable standards and requirements of this Code;

The proposed use meets all other 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 that may be considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Report

- Planning Commission, Chris Ryer, Director – Memorandum Dated May 17, 2019
- Department of Planning, Staff Report – Dated May 9, 2019

Testimony presented at the Committee hearing

Oral – Witness Name:

- Planning Commission representative
- Department of Law representative

Written – Submitted by: (Include documents that have relevant facts only)


- Mr. Chris Ryer, Director, Department of Planning, Memorandum dated May 17, 2019
- Mr. Ivor Quashie, Staff, Department of Planning, Report dated May 9, 2019
- Mr. Peter Little, Parking Authority of Baltimore City, Memorandum dated April 25, 2019
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals, Memorandum dated April 30, 2019

LAND USE COMMITTEE:


Chairman


Member


Member


Member


Member

Member

Member

Member

LAND USE COMMITTEE

FINDINGS OF FACT FOR VARIANCE

City Council Bill No. 19-0360

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE: 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 THE PROPERTY LOCATED AT:

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street**

VARIANCE FOR: OFF-STREET PARKING

(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** exist if the strict letter of the applicable
(underline one)
requirement from which the variance is sought were applied because:

or that:

(2) Practical difficulty WOULD / WOULD NOT exist if the strict letter of the applicable
(underline one)

requirement from which the variance is sought were applied because:

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. A site visit was conducted during the first week of April 2019. The property is located within Residential Permit Parking (RPP) Area 3 Bolton Hill. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, the PABC investigated the alley and rear of the property and determined that there is sufficient access to a garage with a 16-foot-wide door. However, Baltimore City Code Article 32 Section Table 16-402 requires a stall width of at least 9 feet for off-street parking. Therefore, a variance for off street parking is required, and the PABC has determined that the passage of this bill will not negatively impact parking in the area. PABC does not oppose the passage of City Council Bill 19-0360.

There is a practical difficulty with complying with the conversion standards in the Zoning Code that has not been caused by action or inaction of any person with a present interest in this property. The purpose of the variance requested is not based exclusively on a desire to increase the value or income potential of the property.

While no off-street parking meeting Zoning Code standards is to be provided on this property, the site is located in a dense, walkable neighborhood that is served by a bus line.

The variance that would be granted would not be injurious to use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood. Maintaining this property in full occupancy would actually help improve property values in the central portion of the Bolton Hill Historic District. The variance is in harmony with the Comprehensive Master Plan, the Bolton Hill Historic District, and the Madison Park South Urban Renewal Plan, and related considerations of public health, safety, and general welfare.

The Baltimore City Department of Transportation has no objection to passage of Bill 19-0360.

SOURCE OF FINDINGS:


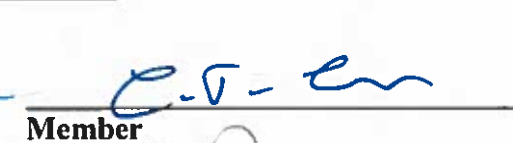

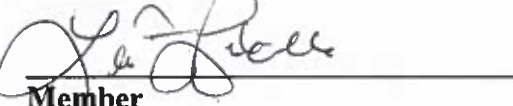

(check all that apply)

- Planning Report - Planning Commission Report, Dated May 17, 2019; Department of Planning Staff Report, Dated May 9, 2019
- Testimony presented at the Committee hearing:
 - Oral – Witnesses Names:
 - Planning Commission representative
 - Department of Law representative

Written – Submitted by: (Include documents that have relevant facts only)

- Mr. Chris Ryer, Director, Department of Planning, Memorandum Dated May 17, 2019
- Mr. Ivor Quashie, Staff, Department of Planning, Report Dated May 9, 2019
- Mr. Peter Little, Parking Authority of Baltimore City, Memorandum Dated April 25, 2019
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals, Memorandum Dated April 30, 2019
- Mr. Frank Murphy, acting Director, Department of Transportation, April 29, 2019

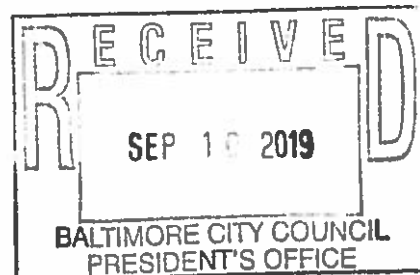
LAND USE AND TRANSPORTATION COMMITTEE:

 Chairman	 Member
 Member	 Member
 Member	 Member
 Member	 Member

Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: [9/10/2019]

City Council Bill No.: 19-0360.



- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



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Baltimore City Council
Certificate of Posting - Public Hearing Notice

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 19-0360

The Land Use Committee of the Baltimore City Council will meet on Wednesday, October 2, 2019 at 1:00 p.m. in the City Council Chambers, 3rd floor, City Hall, 100 N Holliday Street to conduct a public hearing on City Council Bill No. 19-0360.

CC 19-0360 Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010) as outlined in red on the accompanying plan and granting a variance from certain off-street parking regulations.

By authority of
Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(d), 16-203,
and 16-602 (Title 16-406)
Baltimore City Revised Code
(Edition 2006)

Applicant: Cam Clements

For more information, contact committee staff at (410) 396-1260

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

EDWARD REISINBER

Chair

For more information, contact:

Cam Clements

cclements@baltimorecity.gov

This is for a basement unit, not changing the existing single-family portion of the house

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

Baltimore City Council
Certificate of Posting - Public Hearing Notice

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

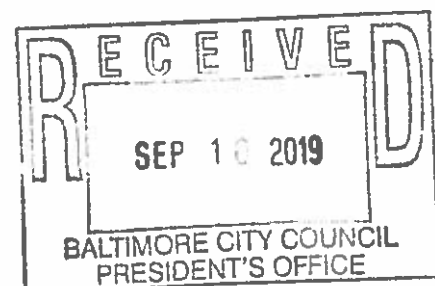
Address: 1214 Bolton St Baltimore MD 21217

Date Posted: 9/10/2019


Name: Cato Clemens

Address: 1214 Bolton St Baltimore MD 21217

Telephone: 734-837-2746



- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

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 #19-0360/ ZONING – CONDITIONAL USE CONVERSION ... VARIANCE – 1214 BOLTON STREET		

DATE: May 17, 2019

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

At its regular meeting of May 9, 2019, the Planning Commission considered City Council Bill #19-0360, for the purpose of the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #19-0360, and adopted the following resolution with eight members being present (eight in favor):

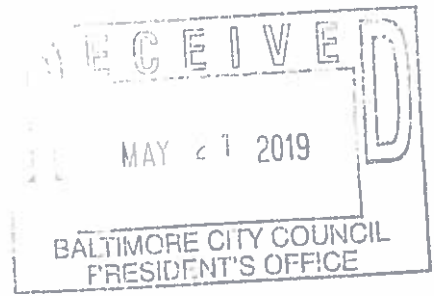
RESOLVED, That the Planning Commission concurs with the recommendations of its departmental staff and recommends that City Council Bill #19-0360 be passed by the City Council.

If you have any questions, please contact Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

- cc: Mr. Jeff Amoros, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to the Planning Commission
Mr. William H. Cole, IV, BDC
Mr. Derek Baumgartner, BMZA
Mr. Geoff Veale, Zoning Administrator
Ms. Sharon Daboin, DHCD
Mr. Tyrell Dixon, DHCD
Mr. Liam Davis, DOT
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Natawna Austin, Council Services
Mr. Ervin Bishop, Council Services



K





Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

May 9, 2019

REQUEST: City Council Bill #19-0360 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District – Variance – 1214 Bolton Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

RECOMMENDATION: Approval

STAFF: Ivor Quashie

PETITIONER: Councilmember Costello at the request of Cato Clemens

OWNER: Cato Clemens

SITE/GENERAL AREA

Site Conditions: 1214 Bolton Street is located on midblock on the west side of Bolton Street. The property measures approximately 18'8" by 150', and is currently improved with a four-story building and a two-car garage off of Mason Street in this R-7 residentially zoned district.

General Area: This property is located in the Bolton Hill neighborhood, and is located within the Madison Park South Urban Renewal Plan (URP) area. This neighborhood is largely residential in nature, with some institutional uses scattered throughout.

HISTORY

- The Bolton Hill Historic District was established by Ordinance 10-465, dated June 15, 1967.
- The Madison Park South Urban Renewal Plan (URP) was established by Ordinance #912, dated July 3, 1961 and last amended by Ordinance no. 14-207 in 2014.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore. Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

Background: This legislation would allow the petitioner to use the existing structure as two dwelling units. The ground floor and upper floors would be used as one dwelling unit and the basement would serve as the second unit.

Zoning Analysis: This property is a mid-block structure containing approximately 2,800 square feet of gross floor area. The basement contains approximately 1,000 square feet.

- The Zoning Code requires, for conversion of a single-family property in the R-7 District, 1,100 square feet of lot area per dwelling unit (BCZC §9-703.d., citing Table 9-401). A lot area of 2,200 square feet is thus required for the proposed use. This lot has 2,800 square feet and so meets the lot area requirement for conversion.
- The Zoning Code requires, for conversion of a single-family property in the R-7 District, gross floor area of 750 square feet per 1-bedroom unit created, and 1,000 square feet per 2-bedroom unit created (BCZC §9-703.c.). The existing structure contains approximately 900 gross square feet on each of its four above-grade levels. The 1-bedroom basement level will be approximately 900 square feet. The unit size requirement is therefore met.
- One additional off-street parking space is required to serve the one newly-created dwelling unit (BCZC §9-703.f.). A variance of this requirement is included in the bill.

Conditional Use: Per §5-406 {"Approval standards"} of Article 32 – *Zoning*:

(a) *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.

The establishment, location, and operation of this property as a multi-family dwelling containing two dwelling units would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law, including any applicable Urban Renewal Plan. The proposed authorization would not be contrary to the public interest (in fact, it would advance the public interest by creating more housing affordable to moderate-income families). Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

In making the above recommendation, Planning staff reviewed §5-406(b) {"Required considerations"} of Article 32 – *Zoning*, and finds that the proposed use meets these additional criteria for approval of a conditional use:

- (1) the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- (2) there will be no negative impact to traffic patterns;
- (3) the proposed use will not impair the present and future development of this lot or the surrounding area;

- (4) there will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering;
- (5) there is adequate accessibility of the premises to emergency vehicles;
- (6) there is adequate light and air to the premises and to properties in the vicinity;
- (7) adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
- (8) the proposed use would not interfere with preservation of cultural and historic landmarks and structures;
- (9) the proposed use would not alter the character of the neighborhood;
- (10) the proposed use is consistent with provisions of the City's Comprehensive Master Plan;
- (11) the proposed use is not regulated by any Urban Renewal Plan;
- (12) the proposed use meets all other applicable standards and requirements of the Zoning Code;
- (13) the proposed use is consistent with the intent and purpose of the Zoning Code; and
- (14) is consistent with any other matters that may be considered to be in the interest of the general welfare.


Planning staff recommend that the Planning Commission also find:

- The proposed use as a 2-family dwelling would be consistent with other residential use in the area and would allow continuing use of a structure that contributes to the Bolton Hill Historic District.
- While no off-street parking meeting Zoning Code standards can be provided on this property, the site is located in a dense, walkable neighborhood that is served by several bus lines two blocks away on North Howard Street.
- The variance that would be granted would not be injurious to use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood. Maintaining this property in full occupancy would actually help improve property values in the central portion of the Bolton Hill Historic District. The variance is in harmony with the Comprehensive Master Plan, the Bolton Hill Historic District, and the Madison Park South Urban Renewal Plan, and related considerations of public health, safety, and general welfare.

Notification: Bolton Hill Community Association and Councilmember Eric Costello have been notified of this action.



Chris Ryer
Director

F R O M	NAME & TITLE	Frank Murphy, Acting Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0360		

TO: Ex Officio Mayor Bernard C. "Jack" Young
TO: Land Use & Transportation Committee
FROM: Department of Transportation
POSITION: No Objection
RE: Council Bill – 19-0360

DATE: 4/29/19

INTRODUCTION – Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

PURPOSE/PLANS – For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

COMMENTS – This bill is a standard conditional use conversion ordinance that is proposed to change a single-family dwelling unit into two dwelling units. The bill as proposed should have no fiscal or operational impact on the Department of Transportation.

AGENCY/DEPARTMENT POSITION – The Department of Transportation has no objection to City Council bill 19-0360.

If you have any questions, please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207.

Sincerely,

Frank Murphy

Frank Murphy
Acting Director

no objection

R E C E I V E D

APR 30 2019

BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Suite 922
Baltimore, Maryland 21202

April 30, 2019

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

RE: CC Bill #19-0360 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District – Variance – 1214 Bolton Street

Ladies and Gentlemen:

City Council Bill No. 19-0360 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 19-0360 is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010); and grant a variance from certain off-street parking regulations.

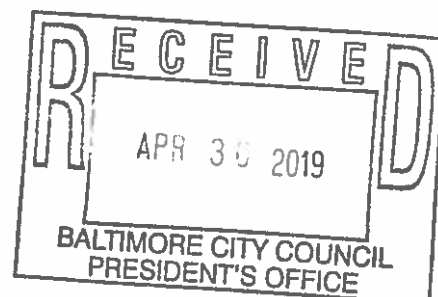
The BMZA has reviewed the legislation and recommends approval of CC Bill. No. 19-0360.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference

A



CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG
Mayor



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

September 27, 2019

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 19-0360 - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0360 for form and legal sufficiency. The bill permits, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street. It also grants a variance from certain off-street parking regulations.

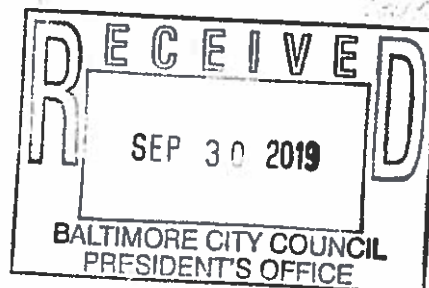
Conditional Use Standards

Under the Zoning Article of the City Code, 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). Further, approval of a conditional use must be based on the following findings:

- (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.

§ 5-406(a). Moreover, the above findings must be guided by 14 "considerations" involving, for example, such things as the "nature of the surrounding area and the extent to which the proposed use might impair its present and future development," "the character of the neighborhood," and "the resulting traffic patterns and adequacy of proposed off-street parking." Art. 32, § 5-406(b).

Variance Standards



Fav of comments



1003

The bill also contains variances from off-street parking requirements. For a 2-bedroom unit, the dwelling must two off-street parking space. Art. 32, § 9-703(f). Since the property does not meet the applicable requirements, the bill seeks a variance from the requirement.

To grant a variance, the City Council 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." Art. 32, § 5-308(a). The City Council must also make seven other findings:

- (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.

Art. 32, § 5-308(b).

Hearing Requirements

The Land Use and Transportation Committee (the "Committee") must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. After weighing the evidence presented and submitted into the record before it, the Committee is required to make findings of fact with respect to the factors and considerations outlined above. If, after its investigation of the facts, the Committee makes findings which support the conditional use and the four variances sought, it may adopt these findings and the legal requirements will be met.

The Law Department notes that the Planning Staff Report ("Report") provides facts sufficient to approve the conditional use. The Report, however, does not provide facts sufficient to approve the parking variance. Missing are any facts supporting the following requirements:

- (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; and

(3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property

These missing facts must be supplied for each requested variance at the public hearing before they can lawfully be granted.

Law Department notes further that a bill authorizing a conditional use is classified as a "legislative authorization." Art. 32, § 5-501. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the bill. See Art 32, § 5-602. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. See Art. 32, §§ 5-504, 5-506, 5-604. Finally, certain limitations on the City Council's ability to amend the bill apply. See Art. 32 § 5-507.

Assuming all the procedural requirements are satisfied, and the missing fact elements discussed above are supplied, the Law Department is prepared to approve the bill for form and legal sufficiency.

Sincerely,



Victor K. Tervala
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Nicholas Blendy, MOGR
Matt Stegman, Mayor's Legislative Liaison
Caylin Young, President's Legislative Director
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant Solicitor



MEMORANDUM

DATE: April 23, 2019
TO: Honorable President and Members of the City Council
FROM: William H. Cole, President and CEO *[Signature]*
POSITION: No Objection
SUBJECT: City Council Bill No. 19-0360
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District – Variance – 1214 Bolton Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0360 introduced by Councilmember Costello.

PURPOSE

For the purpose of permitting the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street, as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BRIEF HISTORY

The R-7 zoning allows for single family semi-detached (17.4 units per acre), single-family attached townhouses (39.6 units per acre), and multi-family housing (39.6 units per acre). The owner, Cato Clemens, proposes to add a “mother-in-law suite” as a separate unit.

FISCAL IMPACT

NONE

AGENCY POSITION

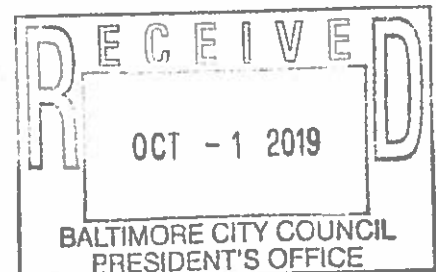
BDC has no objection to Bill No. 19-0360.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at kclark@baltimoredevelopment.com.

cc: Jeffrey Amoros


[KW]

no obj



TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: April 25, 2019
RE: Council Bill 19-0360



I am herein reporting on City Council Bill 19-0360 introduced by Councilmember Costello at the request of Cato Clemens.

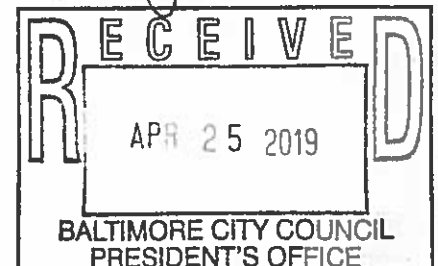
The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street; and granting a variance from certain off-street parking regulations.


According to Baltimore City Code Art. 32 § 9-701(2), the R-7 Zoning District allows for the conversion of a single-family dwelling to a multi-family dwelling through conditional-use approval by Ordinance of the Mayor and City Council. Conversion standards in Baltimore City Code Art. 32 § 9-703(f) require that at least 1 off-street parking space must be provided for each dwelling unit. This proposed legislation requests a variance for the off-street parking requirement.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. A site visit was conducted during the first week of April 2019. This property is located within Residential Permit Parking (RPP) Area 3 Bolton Hill. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, the PABC investigated the alley and rear of the property and determined that there is sufficient access to a garage with a 16-foot-wide door. However, Baltimore City Code Art. 32 § TBL 16-402 requires a stall width of at least 9 feet for off-street parking. Therefore, a variance for off-street parking is required, and the PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0360.

no objection



FROM	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department <i>NRF</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette Street 21202		
	SUBJECT	City Council Bill #19-0360 Response to Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street		

DATE:

TO

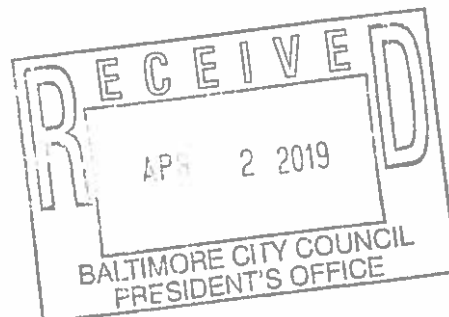
The Honorable Bernard C. Young, President
And All Members of the Baltimore City Council
City Hall, Room 408

April 2, 2019

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

The Baltimore City Fire Department has no objections for Council Bill 19-0360: Zoning-Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street. 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 2015 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. Location may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.



no on 002



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: September 30, 2019

Re: **City Council Bill 19-0360, Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street**

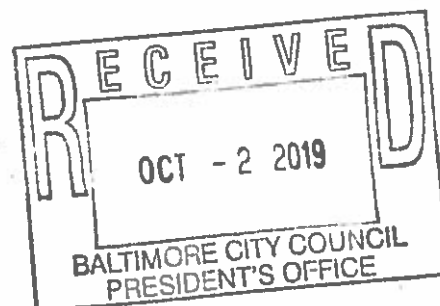
The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0360, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street; and granting a variance from certain off-street parking regulations.

If enacted, this bill will allow the property at 1214 Bolton Street to be converted from a single-family dwelling to 2 dwelling units. At its regular meeting of May 9, 2019, the Planning Commission concurred with the Department of Planning staff's recommendation for approval of this bill. The Planning staff determined that the conversion would have no adverse effects on the community while advancing the public interest by increasing the housing stock that is affordable to moderate-income families. A key strategy of the DHCD Framework for Community Development is to promote access and equity by expanding affordable housing, this bill would potentially increase the number of affordable private units.

DHCD has reviewed City Council Bill 19-0360 and **supports the passage of the bill.**

MB:sm

cc: Mr. Nicholas Blendy, *Mayor's Office of Government Relations*



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Meeting Minutes - Final

Land Use Committee

Wednesday, October 2, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0360

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 8 - Edward Reisinger, Shannon Sneed, Mary Pat Clarke, Ryan Dorsey, Sharon Green Middleton, Leon F. Pinkett III, Robert Stokes Sr., and Eric T. Costello

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0360

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

Sponsors: Eric T. Costello

A motion was made by Costello, seconded by Clarke, that the bill be recommended favorably. The motion carried by the following vote:

Yes: 8 - Reisinger, Sneed, Clarke, Dorsey, Middleton, Pinkett III, Stokes Sr., and Costello

ADJOURNMENT



HEARING NOTES

Bill: 19-0360

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

Committee: Land Use

Chaired By: Councilmember Edward Reisinger

Hearing Date: October 2, 2019

Time (Beginning): 1:00 PM

Time (Ending): 1:12 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~25

Committee Members in Attendance:

Reisinger, Edward - Chairman

Sneed, Shannon – Vice Chair

Clarke, Mary Pat

Costello, Eric

Dorsey, Ryan

Middleton, Sharon

Pinkett, Leon

Stokes, Robert

- Bill Synopsis in the file? yes no n/a
- Attendance sheet in the file? yes no n/a
- Agency reports read? yes no n/a
- Hearing televised or audio-digitally recorded? yes no n/a
- Certification of advertising/posting notices in the file? yes no n/a
- Evidence of notification to property owners? yes no n/a
- Final vote taken at this hearing? yes no n/a

Motioned by:.....Councilmember Costello

Seconded by:.....Councilmember Clarke

Final Vote:.....Favorable

Major Speakers
(This is not an attendance record.)

- Mr. Ivor Quashi, Department of Planning
- Mr. Liam Davis, Department of Transportation
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Mr. Victor Tervalá, Department of Law
- Ms. Stephanie Murdock, Department of Housing and Community Development
- Mr. Taylor Lafave, Parking Authority for Baltimore City
- Mr. Mica FetZ, Baltimore Development Corporation
- Mr. Matthew Stegman, Office of the Mayor
- Mr. Cato Clemens, applicant.

Major Issues Discussed

1. Councilmember Reisinger read the bill's number, title, purpose.
2. Mr. Ivor Quashie presented the Planning Commission's recommendation of favorable. He provided findings of fact for the conditional use and variances.
3. There was a brief discussion about parking requirements.
4. Agency representatives confirmed their respective agency's positions on the bill.
5. Mr. Cato Clemens testified in support of the application/bill.
6. The committee approved findings of facts.
7. A motion was approved to recommend the bill favorably.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

Reisinger, Edward, Chairman.....	Yea
Sneed, Shannon, Vice Chair.....	Yea
Clarke, Mary Pat.....	Yea
Costello, Eric.....	Yea
Dorsey, Ryan.....	Yea
Middleton, Sharon.....	Yea
Pinkett, Leon.....	Yea
Stokes, Robert:.....	Yea

Jennifer L. Coates, Committee Staff

JLC

Date: October 2, 2019

cc: Bill File;
OCS Chrono File





CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation **Chairperson:** Edward Reisinger
Date: October 2, 2019 **Time:** 1:00 PM **Place:** Clarence "Du" Burns Chambers
Subject: Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street **CC Bill Number:** 19-0360

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY
						FOR	AGAINST	
John	Doe	100	North Charles Street	21202	Johndoebmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Caro	Clemens	1214	Bolton 4+	21217	ClemensC@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use Committee

Wednesday, October 2, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

19-0360

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

19-0360

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

Sponsors:

Eric T. Costello

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

**Wednesday, October 2, 2019
1:00 PM**

City Council Bill # 19-0360

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Isaac "Yitzy" Schleifer
Shannon Sneed
Danielle McCray
Staff: Marguerite Currin

CYBERSECURITY AND EMERGENCY PREPAREDNESS

Eric Costello – Co-chair
Isaac "Yitzy" Schleifer – Co-
chair
Sharon Green Middleton
Staff: Samuel Johnson

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Leon Pinkett
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HEALTH

Kristerfer Burnett – Chair
Bill Henry - Vice Chair
Mary Pat Clarke
Edward Reisinger
Isaac "Yitzy" Schleifer
Staff: Marguerite Murray

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice
Chair
Kristerfer Burnett
Zeke Cohen
Ryan Dorsey
Bill Henry
Shannon Sneed
Staff: Richard Krummerich

JUDICIARY

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Shannon Sneed
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Mary Pat Clarke
Bill Henry
Danielle McCray
Staff: Samuel Johnson

LEGISLATIVE INVESTIGATIONS

Kristerfer Burnett – Chair
Danielle McCray – Vice Chair
Ryan Dorsey
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Matthew Peters

LAND USE

Edward Reisinger - Chair
Shannon Sneed – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Sharon Green Middleton
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Isaac "Yitzy" Schleifer – Chair
Kristerfer Burnett – Vice Chair
Zeke Cohen
Danielle McCray
Leon Pinkett
Shannon Sneed
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Danielle McCray – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
*- Larry Greene (pension
only)*

TRANSPORTATION

Ryan Dorsey – Chair
Leon Pinkett – Vice Chair
John Bullock
Staff: Jennifer Coates



BILL SYNOPSIS

Committee: Land Use

Bill 19-0360

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

Sponsor: Councilmember Costello

Introduced: March 25, 2019

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-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

Effective: On the 30th day after date of enactment

Hearing Date/Time/Location: October 2, 2019 / 1:00 p.m. / City Council Chambers

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	No Objection
Department of Law	Favorable/Comments
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority of Baltimore City	No Objection
Fire Department	No Objection

Analysis

Current Law

Article 32 – Article 32 – Zoning; Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406); Baltimore City Revised Code (Edition 2000)

Background

If approved, Bill 19-0360 would permit the conversion of a single-family dwelling unit to 2 dwelling units on the property known as 1214 Bolton Street. The property is currently zoned residential R-7 and is located in the Bolton Hill Neighborhood. The property is also situated in the Madison Park South Urban Renewal Plan area.

The applicant and owner, Cato Clemens, acquired the property on May 17, 2017. The 18'8" by 150" property is improved with a four-story rowhouse structure and a two-car garage which faces Mason Street. The applicant intends to use the property as a multi-family dwelling.

Prior to the passage of Transform Baltimore, the City's comprehensive rezoning legislation, the property was zoned Residential R-7. The zoning designation did not change upon passage of Transform Baltimore. The area is generally residential with some scattered institutional uses.

Property	Zoning	
	Prior to Transform	Current
1214 Bolton Street	R-7	R-7

Variance – Off-street Parking

According to Article 32 – Zoning, Section 16-203, 16-602 and Table 16-406: *Required Off-Street Parking: one (1) off-street parking space is required for the one newly-created dwelling unit.* This property cannot provide any off-street parking spaces meeting Zoning Code standards for size or accessibility. The applicant is therefore requesting a variance.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent; Planning Commission Report; Department of Planning Staff Report; Maryland State Department of Assessment and Taxation

Analysis by: Jennifer L. Coates
Analysis Date: September 27, 2019

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 19-0360
(First Reader)**

Introduced by: Councilmember Costello

At the request of: Cato Clemens

Address: 1214 Bolton Street, Baltimore, Maryland 21217

Telephone: 667-812-2363

Introduced and read first time: March 25, 2019

Assigned to: Land Use and Transportation Committee

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

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-7 Zoning District – Variance – 1214 Bolton Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214
6 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and
7 granting a variance from certain off-street parking regulations.

8 BY authority of

9 Article 32 - Zoning
10 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
15 the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as
16 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
17 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
18 all applicable federal, state, and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
20 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
21 requirements of §§ 9-703(f), 16-203, and 16-602: Off-Street Parking in the R-7 Zoning District
22 (Table 16-406).

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

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

Coates, Jennifer

From: Coates, Jennifer
Sent: Tuesday, August 20, 2019 3:06 PM
To: 'clemensc@gmail.com'
Cc: Costello, Eric; Austin, Natawna B.
Subject: Public Notice Instructions for Hearing on Bill 19-0360
Attachments: PNI - Letter - 19-0360 - CU VAR - 1214 Bolton St.docx; LU Form - Contacts for Sign Posting CU VAR Art 32.docx; Sample - Certificate of Posting - Attachment C.DOCX

Mr. Cato Clemens:

Attached is the information you will need to post a public hearing notice for the subject bill to be heard by the Baltimore City Council's Land Use Committee on **October 2, 2019 at 1:00 PM**.

I have also attached a contact list for sign makers and a sample certification template.

Feel free to contact me if you need more information.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.



OFFICE OF COUNCIL SERVICES

Jennifer L. Coates

*Senior Legislative Policy Analyst
Office of Council Services*

100 N. Holliday Street, Room 415
Baltimore, MD 21202

jennifer.coates@baltimorecity.gov

Office: (410) 396-1260
Fax: (410) 545-7596

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Cato Clemens

FROM: Jennifer L. Coates, Committee Staff, Land Use Committee, Baltimore City Council

Date: August 20, 2019

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND VARIANCES

The Land Use Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 19-0360

Date: Wednesday, October 2, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

Article 32. Zoning § 5-602 – Major variances: Conditional uses.

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising from accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

Sign Posting Deadline: September 11, 2019
Certificate of Posting Deadline: September 27, 2019

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council
Land Use Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov.

ATTACHMENT A

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY BY **SEPTEMBER 11, 2019**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

BALTIMORE CITY COUNCIL

PUBLIC HEARING ON BILL NO. 19-0360

The Land Use Committee of the Baltimore City Council will meet on Wednesday, October 2, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0360.

CC 19-0360 ORDINANCE – Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 1214 Bolton Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

By authority of
Article 32 – Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203,
and 16-602 (Table 16-406)
Baltimore City Revised Code
(Edition 2000)

Applicant: Cato Clemens

For more information, contact committee staff at (410) 396-1260.

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

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

SEND BILL FOR THIS SIGN POSTING TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

Mr. Cato Clemens
1214 Bolton Street
Baltimore, MD 21217
734-837-2746 (Evening)
667-812-2363 (Day)

**ZONING
SUBTITLE 6 – NOTICES**

ARTICLE 32, § 5-602

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

§ 5-602. Major variances; Conditional uses.

(a) *Hearing required.*

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

(b) *Notice of hearing required.*

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

(c) *Contents of notice.*

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

(d) *Number and manner of posted notices.*

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-

of-way, so that it is visible to passing pedestrians and motorists;

(iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) *Timing of notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

(Ord. 16-581; Ord. 17-015.)

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: [Insert Here]

City Council Bill No.:

(Place a picture of the posted sign in the space below.)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

Address:

Date Posted:

Name:

Address:

Telephone:

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

THE NOTICE OF HEARING SIGN(S) MUST BE POSTED IN ACCORDANCE WITH ARTICLE 32; SECTION 5-602 (See Attachment B), WHICH CAN ALSO BE OBTAINED FROM THE FOLLOWING WEBSITE:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:

RICHARD HOFFMAN
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047
PHONE: (443) 243-7360
E-MAIL: DICK_E@COMCAST.NET

JAMES EARL REID
LA GRANDE VISION
5517 HADDON AVENUE
BALTIMORE, MARYLAND 21207
PHONE: (443) 722-2552
E-MAIL: JamesEarlReid@aol.com or JamesEarlReid@aim.com

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040
PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030
PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

This office is not associated with any of the above drafting companies, nor do we recommend any specific one.

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**CITY OF BALTIMORE
COUNCIL BILL 19-0360
(First Reader)**

Introduced by: Councilmember Costello
At the request of: Cato Clemens
Address: 1214 Bolton Street, Baltimore, Maryland 21217
Telephone: 667-812-2363

Introduced and read first time: March 25, 2019

Assigned to: Land Use and Transportation Committee

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

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-7 Zoning District – Variance – 1214 Bolton Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214
6 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and
7 granting a variance from certain off-street parking regulations.

8 BY authority of

9 Article 32 - Zoning
10 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
15 the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as
16 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
17 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
18 all applicable federal, state, and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
20 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
21 requirements of §§ 9-703(f), 16-203, and 16-602: Off-Street Parking in the R-7 Zoning District
22 (Table 16-406).

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

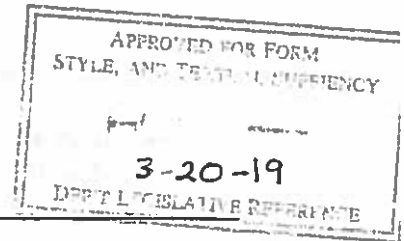
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 19-0360

1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
5 the Zoning Administrator.

6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
7 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Costello
At the request of: Cato Clemens
Address: 1214 Bolton Street, Baltimore, Maryland 21217
Telephone: 667-812-2363

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-7 Zoning District – Variance – 1214 Bolton Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of

Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street (Block 0420, Lot 010), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602: Off-Street Parking in the R-7 Zoning District (Table 16-406).

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

STATEMENT OF INTENT

FOR

1214 Bolton st Baltimore MD 21217

{Address}

1. Applicant's Contact Information:

Name: Cato Clemens

Mailing Address: 1214 Bolton st Baltimore MD 21217

Telephone Number: 734 837 2746

Email Address: clemensc@gmail.com

2. All Proposed Zoning Changes for the Property:

Conditional use conversion of a single-family dwelling to 2 units

3. All Intended Uses of the Property: The purpose of the conditional use conversion is to maintain the existing living space, but also add a "mother-in-law suite" as a separate unit

4. Current Owner's Contact Information:

Name: Cato Clemens

Mailing Address: 1214 Bolton st Baltimore MD 21217

Telephone Number: Day: 667 812 2363 Evening: 734 837 2746

Email Address: clemensc@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on 12-May-2017 by deed recorded in the Land Records of Baltimore City in Liber 18149 Folio 0034. (Deed Ref.: 18149/ 0034)

6. Contract Contingency:

(a) There is ___ is not x 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}:

Blank lines for providing names and addresses of parties to the contract.

(ii) The purpose, nature, and effect of the contract are: _____

7. Agency:

- (a) The applicant is _____ is not ^x 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 stockholders of any corporation, are as follows *(use additional sheet if necessary)*: _____

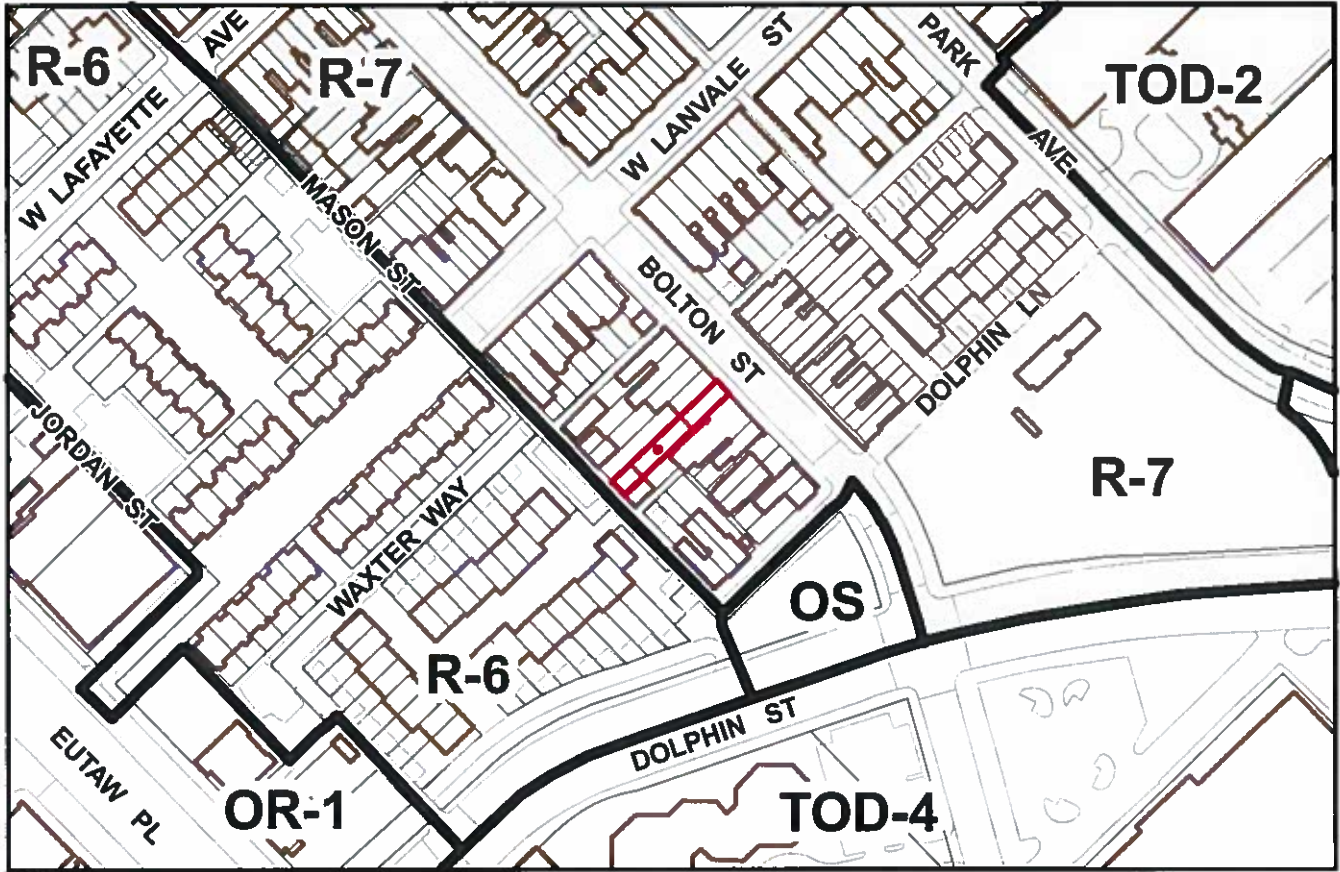
AFFIDAVIT

I, Cato Clemens, 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.

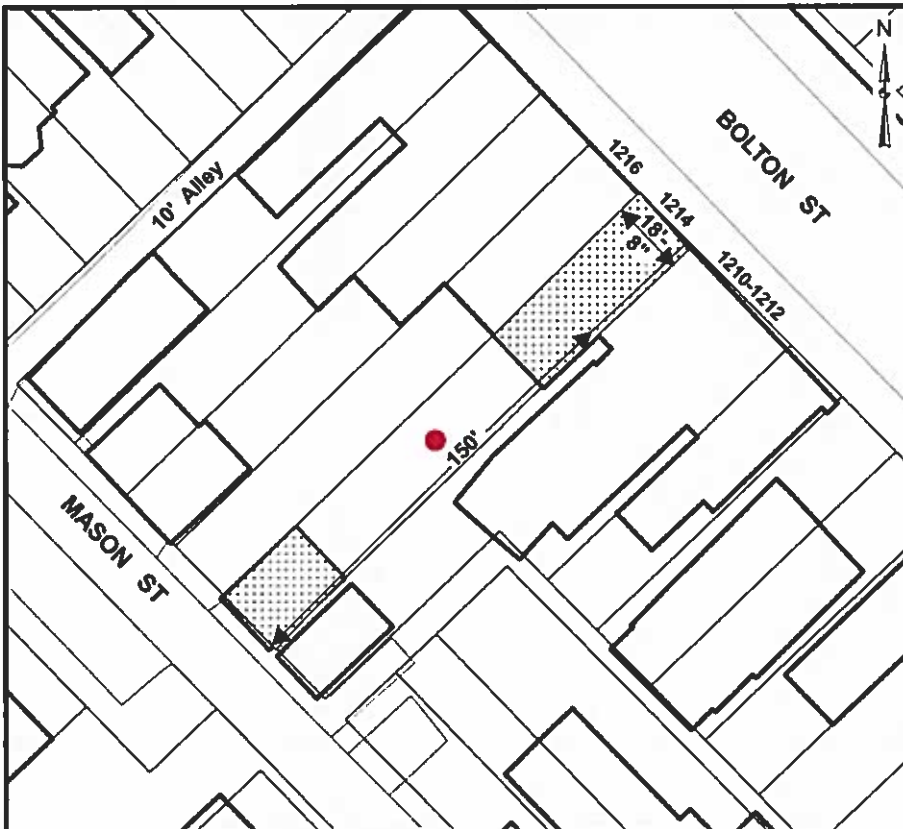
Cato Clemens
Applicant's signature

2/6/2019
Date

**SHEET NO. 45 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. 1214 BOLTON STREET. 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-7 Zoning District, As Outlined In Red Above.

WARD 11 SECTION 5
BLOCK 420 LOT 10

MAYOR

PRESIDENT CITY COUNCIL

ACTION BY THE CITY COUNCIL

MAR 25 2019

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON October 2, _____ 20 19

COMMITTEE REPORT AS OF October 7, _____ 20 19

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edmund Reese
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

OCT 07 2019
20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____

OCT 28 2019
20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk