

Introduced by: Councilmember Clarke

At the request of: Berea Park, LLC

Address: c/o Jack BeVier, The Dominion Group, 1029 North Calvert Street, Baltimore,
Maryland 21202

Telephone: 1-410-353-5667

Prepared by: Department of Legislative Reference

Date: January 16, 2018

Referred to: LAND USE AND TRANSPORTATION Committee

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

CITY COUNCIL 18 - 0182

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – Variance –
600 East 29th 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

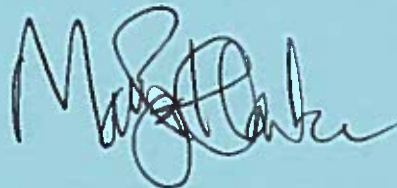
BY authority of

Article 32 - Zoning

Section(s) 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)



****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:

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:

Other:

Boards and Commissions

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:

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Parking Authority Board

Planning Commission

Wage Commission

Other:

Other:

Other:

CITY OF BALTIMORE
ORDINANCE 18-133
Council Bill 18-0182

Introduced by: Councilmember Clarke
At the request of: Berea Park, LLC
Address: c/o Jack BeVier, The Dominion Group, 1029 North Calvert Street, Baltimore,
Maryland 21202
Telephone: 1-410-353-5667
Introduced and read first time: January 22, 2018
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: April 23, 2018

AN ORDINANCE CONCERNING

1 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 2 Dwelling Units in the R-8 Zoning District – Variance –
3 600 East 29th Street

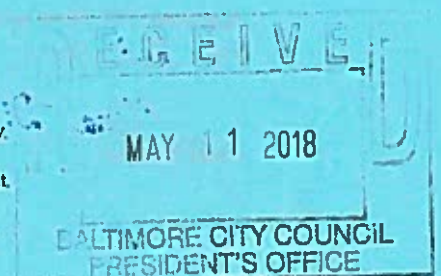
4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
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6 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and
7 granting a variance from certain off-street parking regulations.

8 BY authority of
9 Article 32 - Zoning
10 Section(s) 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), 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-8 Zoning District
22 (Table 16-406).

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.

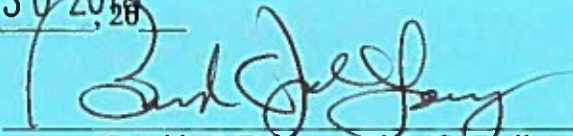


Council Bill 18-0182

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

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

Certified as duly passed this _____ day of APR 30 2018




President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of APR 30 2018




Chief Clerk

Approved this 7 day of May, 2018



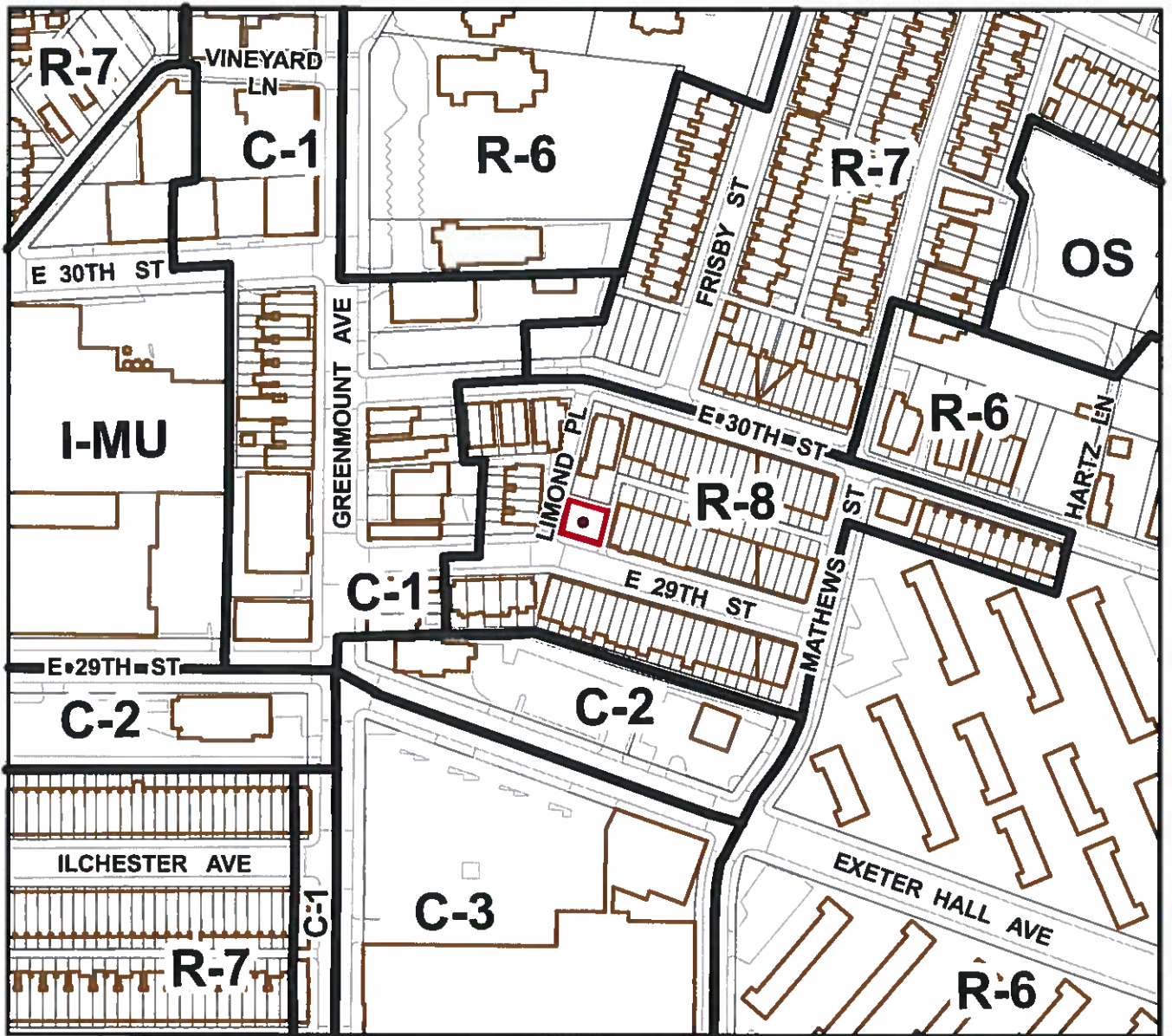
Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 2nd Day of May 2018



Chief Solicitor

**SHEET NO. 36 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**





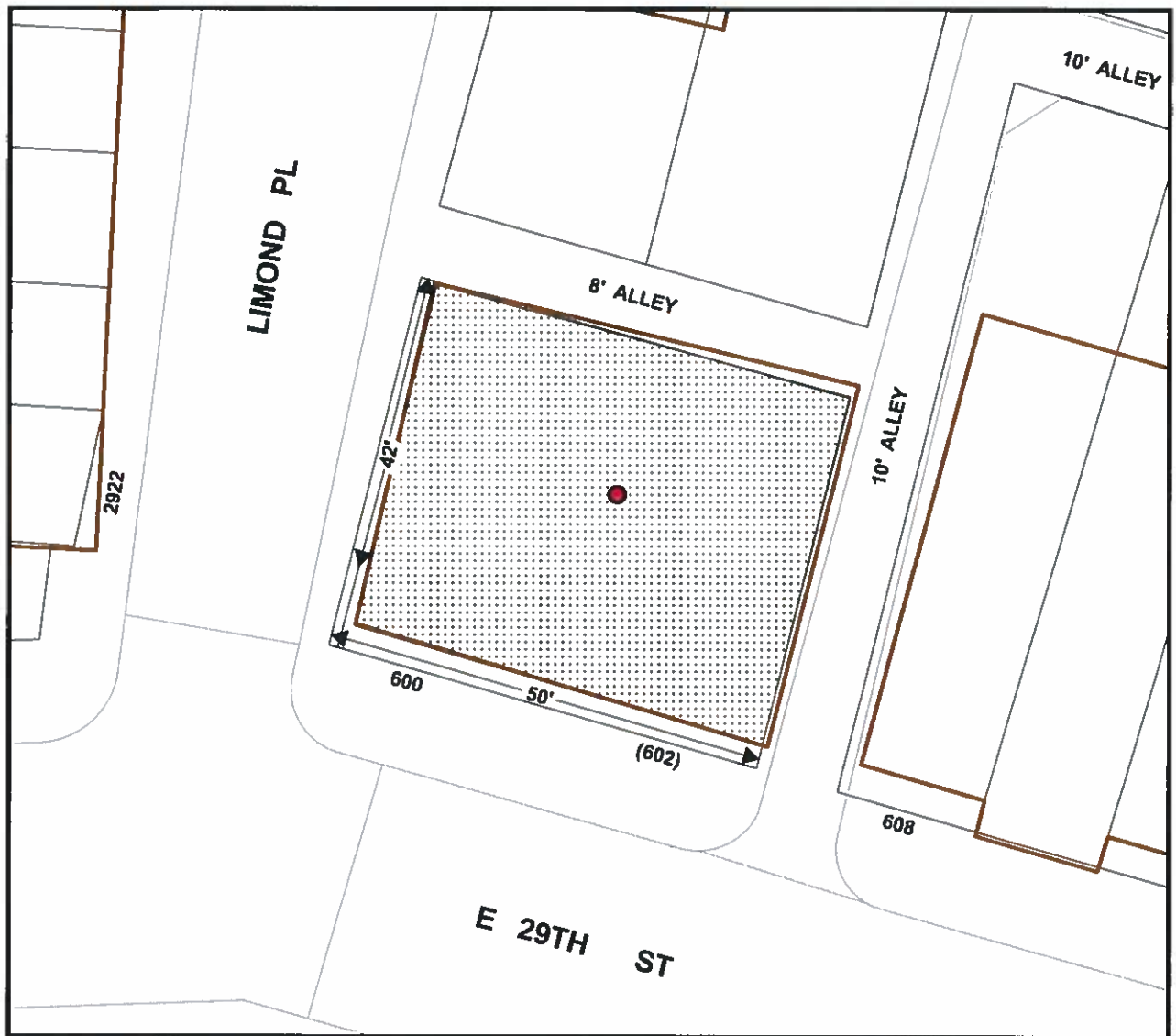
Scale: 1" = 200'

Note:

In Connection With The Property Known As
No. 600 EAST 29TH 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-8 Zoning District,
As Outlined In Red Above.

WARD 9 SECTION 4
BLOCK 4072A LOT 33


 MAYOR

 PRESIDENT CITY COUNCIL



Scale: 1" = 20'

600 EAST 29TH STREET

Sheet #2

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

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 ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

ADOPTED

City Council Bill No. 18-0182

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th 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 proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Waverly neighborhood. The adaptive re-use of the structure for two dwelling units complies with the City's Comprehensive Master Plan.

- (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 Urban Renewal Plan or other law. The property lies one block east of Greenmount Avenue, which is part of the Waverly Business Area Urban Renewal Area.

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

The proposed action would be consistent with provisions of the Baltimore City Comprehensive Master Plan to expand housing choices.

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

The area is predominantly residential. The adaptive re-use as a two-family attached dwelling would allow for preservation of a part of the Waverly neighborhood's traditional and architectural fabric while offering a more affordable

housing alternative to persons who wish to live in an area convenient to downtown Baltimore.

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 site, including its size and shape, are appropriate for the proposed use. The Zoning Administrator has determined that variances for lot area and gross floor area are not needed. A variance for off-street parking is needed and is part of the applicant's request put forth by Bill 18-0182.

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

Traffic patterns will not be impacted by the use. The property does not, however, allow provisions for one required off-street parking space in the rear yard. A variance for the off-street parking requirements has been requested by City Council ordinance. The Parking Authority for Baltimore City is not opposed to the proposed use.

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

The property is situated in the southern part of a predominantly residential area known as Waverly, which has scattered non-residential uses such as religious institutions, schools, and a few small commercial uses.

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

The proposed dwelling units would be close to other dwellings, churches, schools, other public structures, and places of public gatherings.

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

The premise is accessible 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 the premises and 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, roads, drainage, and other necessary facilities have been provided.

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

- (9) the character of the neighborhood;

Re-activating the existing structure would assist preservation of the traditional character of the neighborhood.

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

The proposed action would be consistent with provisions of the Baltimore City Comprehensive Master Plan LIVE EARN PLAY LEARN's 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;

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

The proposed use meets all applicable standards and requirements of the Code. A variance for off-street parking has been requested by City Council ordinance.

- (13) the intent and purpose of this Code; and

The proposed use meets the intent and purpose of the Code.

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

SOURCE OF FINDINGS (Check all that apply):

Planning Report – Memoranda Dated February 23, 2018

Testimony presented at the Committee hearing

Oral – Witness Name:

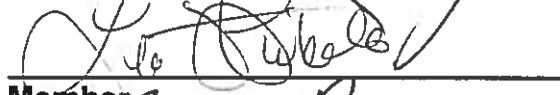
- Mr. Martin French, Department of Planning
- Mr. Lach Gruer, community resident
- Ms. Laura Bianca-Pruett

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

- Baltimore City Planning Commission – Agency Report – Dated 2/23/18
- Department of Planning – Staff Report – Dated 2/22/18
- Department of Transportation – Agency Report – Dated 1/29/18
- Parking Authority of Baltimore City – Agency Report – Dated 2/26/18

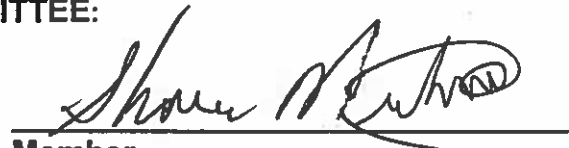
LAND USE AND TRANSPORTATION COMMITTEE:


Chairman


Member


Member

Member


Member

Member

Member

Member



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LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

ADOPTED

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 Article 32, Section 5-308 of the Baltimore City Code, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A VARIANCE FOR OFF-STREET PARKING.

City Council Bill No. 18-0182

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit To 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th Street

(1) Uniqueness

The following characteristics of the land or structure are different than neighboring properties in the same zoning classification: *(Possible examples include: particular physical surroundings, topographical conditions, irregularity of shape, slope, grade, narrowness, shallowness, accessibility, subsurface conditions, obstructions, historical significance)*

The property is unique by virtue of the characteristics of the existing structure, which was built in the early 1900's and occupies the majority of the lot. The property was once used as a grocery store with an attached dwelling unit.

(2) Unnecessary hardship or practical difficulty

- (i) Due to the characteristics described above, enforcing the lot area size, lot area coverage, gross floor area, and off-street parking restrictions would cause a disproportionate impact on the property as compared to other neighboring properties, resulting in an unnecessary hardship or practical difficulty because:

As the existing structure occupies most of the lot, there is simply not ample space to provide any off-street parking on the property. According to the Zoning Administrator, variances for the minimum lot area requirement and the gross floor area per unit type requirements are not needed. A variance for one additional off-street parking space, however, is needed and has been requested. The Department of

Transportation and the Parking Authority for Baltimore City support the use. According to a Mr. Lach Gruer, a community resident and advocate, there is ample on-street parking in the neighborhood.

- (ii) This impact would be unnecessarily burdensome OR would unreasonably prevent the applicant from using the property for a permitted purpose (describe):

Attempting to create a 2-unit dwelling in the original property, built in the late 19th to early 20th century, under current Code restriction, would be burdensome given the zoning requirements.

Constructing a 2-unit dwelling will allow the existing property to remain anchored into the fabric of the community and, at the same time, add alternative housing.

(3) The hardship/difficulty is not self-imposed

As described below, 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:

The Zoning Code requires one off-street parking space for each dwelling unit (Section 9-703.f.), which could not be provided due to the lot size. Due to the original design of the property and lot size, the off-street parking requirement cannot be met.

The Parking Authority of Baltimore City is not opposed to the proposed use. The Department of Transportation supports the use.

(4) Substantial justice to applicant and nearby owners

Granting the variance will do substantial justice to the applicant and nearby owners because:

It will protect the integrity of the residential zoning district by allowing the applicant to use the property for a permitted use and safeguard against uses that are not permitted in the zoning district. Granting of the variance, therefore, will not negatively impact the abutting residential properties.

OR

The following lesser form of relief would ensure justice because:

(5) Impact of variance on profitability of the property

The purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property, rather, an additional purpose is to:

- Create alternative housing in Baltimore City;
- Provide affordable housing resources for low and moderate income persons, families and elderly through new construction and rehabilitation in traditional residential neighborhoods;
- Convert a vacant house to an adaptive reuse.

(6) Impact on neighboring properties

The variance will not be injurious to the use and enjoyment of other property in the immediate vicinity or substantially diminish and impair property values in the neighborhood for the following reasons:

The proposed 2-unit dwelling will be residential and is consistent with neighboring properties.

(7) Consistency with the Spirit of the Zoning Code

Granting the variance is in harmony with the purpose and intent of this Code in the following ways:

The proposed use meets all other applicable standards and requirements of the Code and serves the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods.

(8) Impact on other City Plans

The variance is **not** precluded by and **will not** adversely affect any Urban Renewal Plan, the City's Comprehensive Master Plan or any Historical and Architectural Preservation District.

The property is located on a residential street in the R-8 district. This conditional use would benefit the Waverly neighborhood by creating a diverse

stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents. The adaptive re-use of the property will provide affordable housing and allow for a more diverse variety of choices for residents hoping to move into the neighborhood.

(9) Public Health, Safety, Welfare etc.

The variance **WILL NOT** adversely affect/endanger the public health, safety, or welfare; or be in any way contrary to the public interest.

SOURCE OF FINDINGS (Check all that apply):

Planning Report – Memoranda dated February 23, 2018

Testimony presented at the Committee hearing:

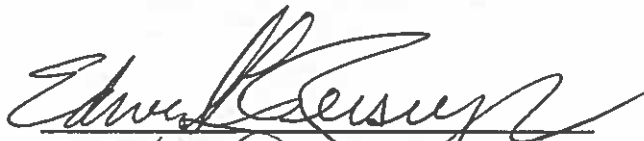
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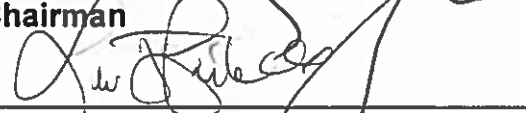
- Mr. Martin French, Department of Planning Staff
- Mr. Lach Gruer, community resident and advocate
- Ms. Laura Bianca-Pruett, Parking Authority for Baltimore City
- Ms. Katie McCauley, Department of Transportation

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


- Baltimore City Planning Commission – Agency Report – Dated 2/23/18
- Department of Planning – Staff Report – Dated 2/22/18
- Department of Transportation – Agency Report – Dated 1/29/18
- Parking Authority of Baltimore City – Agency Report – Dated 2/26/18
- Office of the Zoning Administrator – Letter – Dated 1/3/18


LAND USE AND TRANSPORTATION COMMITTEE:



Chairman


Member



Member


Member



1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial system and for providing a clear audit trail.

2. The second part of the document outlines the various methods used to collect and analyze data. These methods include direct observation, interviews, and the use of specialized software tools.

3. The third part of the document describes the results of the data collection and analysis. It shows that there are significant areas where the current system is not meeting the needs of the organization.

4. The fourth part of the document provides recommendations for how to address these issues. These recommendations include implementing new software, improving training, and revising existing policies.

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Member

Member

Member

Member



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BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

BILL#: 18-0182

DATE: April 18, 2018

BILL TITLE: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th Street

MOTION BY: *Pinkett* SECONDED BY: *Middleton*

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>			
Stokes, Robert	<input checked="" type="checkbox"/>			
TOTALS	<u>6</u>		<u>1</u>	

CHAIRPERSON: *Edward L. Dorsey*

COMMITTEE STAFF: Jennifer L. Coates, Initials: *JLC*

CERTIFICATE OF POSTING

ATTENTION: NATAWNA B. AUSTIN

DATE: 3/26/2018

Bill Number: 18-0182

Petitioner / Developer: ZACH GRAUER of DOMINION PROPERTIES

Date of Hearing: APRIL 18, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
600 EAST 29TH STREET

The sign(s) were posted on: MARCH 24, 2018

**BALTIMORE CITY COUNCIL
PUBLIC HEARING
ON BILL NO. 18-0182**

The Land Use and Transportation Committee of the Baltimore City Council will meet on **Wednesday, April 18, 2018 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. 18-0182.

CC 18-0182 ORDINANCE - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of
Article 32 - Zoning
Section(s) 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: Berea Park, LLC
NOTE: This bill is subject to amendment by the
Baltimore City Council.

EDWARD REISINGER
Chairman

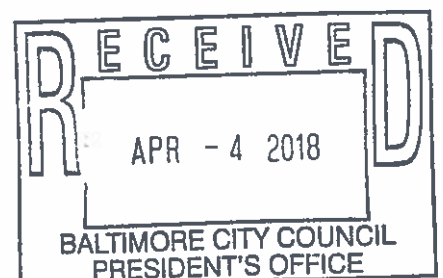
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)





Background Photo 600 East 29th Street

TO: Jack BeVier, Berea Park, LLC
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council
DATE: February 27, 2018
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE

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

Bill: City Council Bill No. 18-0182

Date: Wednesday, April 18, 2018

Time: 1:00 p.m.

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

At the expense of the applicant, notice of this public hearing must be provided in accordance with **Article 32. Zoning § 5-602- Major Variances; and/or Conditional Uses and Article 32. Zoning § 5-603 - Minor Variances (please reference pages 129-131):**

<http://legislativereference.baltimorecity.gov/sites/default/files/Art%2032%20-%20Zoning%20%28As%20Enacted%29%20%282%29.pdf>

Please note that ALL of these requirements MUST be met in order for your hearing to proceed as scheduled. If you have any questions regarding your advertisement requirements, please contact the Baltimore City Council Executive Secretary, Natawna B. Austin at 410-396-1697 or by email at NatawnaB.Austin@baltimorecity.gov.

Wording for Sign

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting(s) on the property or properties, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) ARE AS FOLLOWS, THE SIGN(S) MUST BE POSTED ON THE PROPERTY OR PROPERTIES **BY WEDNESDAY, MARCH 28, 2018**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0182

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, April 18, 2018 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. 18-0182.

CC 18-0182 **ORDINANCE - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.**

BY authority of

Article 32 - Zoning

Section(s) 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: Berea Park, LLC

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

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

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

SEND BILL FOR THIS ADVERTISEMENT TO:

Jack BeVier
1029 North Calvert Street
Baltimore, MD 21202
410-353-5667

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #18-0182/ ZONING – CONDITIONAL USE CONVERSION – VARIANCE – 600 EAST 29 TH STREET

CITY of
BALTIMORE
MEMO



DATE:

TO

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

February 23, 2018

At its regular meeting of February 22, 2018, the Planning Commission considered City Council Bill #18-0182, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), 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 amendment, and approval as amended, of City Council Bill #18-0182 and adopted the following resolution, eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406(a) and §5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City; and further

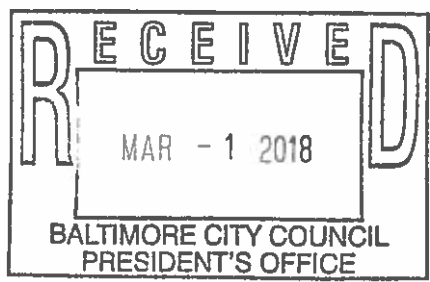
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #18-0182 be amended and passed by the City Council.

If you have any questions, please contact Mr. Martin French in the Land Use and Urban Design Division at 410-396-1354.

TJS/ewt

Attachment

Fav w/ Amends



**cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Katelyn McCauley, DOT
Ms. Natawna Austin, Council Services
Mr. Zach Grauer, Dominion Rentals LLC**



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

February 22, 2018

REQUEST: City Council Bill # 18-0182 / Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 600 East 29th 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

RECOMMENDATION: Amendment, and Approval as amended

Amendment: Add variance of rear yard setback requirement and add a variance of lot coverage regulations.

STAFF: Martin French

PETITIONERS: Councilmember Clarke, at the request of Berea Park LLC

OWNER: Dominion Rentals LLC

SITE/GENERAL AREA

Site Conditions: 600 East 29th Street is located on the northeast corner of the intersection with Limond Place. This property measures approximately 50' by 42' and is currently improved with a one-story detached residential mixed-use building covering the entire lot. A pedestrian alley approximately 8' wide runs behind this property, eastward from Limond Place; a second alley approximately 10' wide runs beside this property, northward from 29th Street, separating it from the row-housing on the north side of 29th Street. This site is zoned R-8.

General Area: This the southern part of a predominantly residential area known as Waverly, which has scattered non-residential uses such as religious institutions, schools, and a few small commercial uses. The subject property is east of the commercial strip along Greenmount Avenue that is one block west of this site; this part of the commercial strip forms the southern end of the Waverly Business Area Urban Renewal Area. Most of the housing closest to this property was originally developed in the last two decades of the 19th Century, while the row-housing east of this property was built in the early 20th Century.

HISTORY

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

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. The application for this bill states that the owner intends to rent the two dwelling units to be authorized by this bill to families with less than 80% of Area Median Income.

ANALYSIS

Project: This legislation would allow the petitioner to use the existing structure as two dwelling units. Adaptive re-use as a two-family detached dwelling would allow preservation of part of Waverly's traditional architectural fabric while offering a more affordable housing alternative to persons who wish to live in an area convenient to downtown Baltimore.

Zoning Analysis: This property is a detached formerly residential mixed-use building (once a dwelling and a grocery store) containing approximately 2,000 square feet of floor area. This bill would encourage re-use of a structure consistent with its current zoning.

- The Zoning Code requires, for conversion of a single-family property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §9-703.d., citing Table 9-401). A lot area of 1,500 square feet is thus required for the proposed use. This lot has 2,100 square feet, so no lot area variance is needed. The Code also requires that the premises have a floor area of at least 1,500 square feet (BCZC §9-703.b.); this building has over 2,000 square feet of gross floor area, and thus does not need a variance of this requirement.
- A rear yard setback of 20' is required (Table 9-401). This property has no rear yard. A variance of this requirement is needed to reduce the rear yard setback to zero, thus recognizing an existing condition. Planning staff recommend amending the bill to include this.
- The maximum lot coverage allowed is 80% (Table 9-401). This structure covers the entire lot, so a variance of that requirement is needed, also to recognize the existing condition. Planning staff recommend amending the bill to include this.
- One off-street parking space is required to serve the newly-created dwelling unit (§9-703.f.). The property has no rear yard or side yard suitable for off-street parking. A variance for off-street parking is therefore required, and has been included in this bill.

Conditional Use – Required findings: In accordance with §5-406 of Article 32 (the Zoning Code of Baltimore City), the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 5 {"Applications and Authorizations"}, subtitle 4 {"Conditional Uses"} of the Zoning Code:

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;

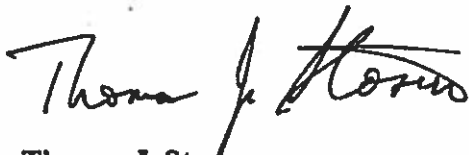
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would in harmony with the purpose and intent of this article (§5-406).

In addition, the Zoning Code requires review of these considerations:


- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;
- the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to emergency vehicles;
- there is adequate light and air to the premises and to properties in the vicinity;
- adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
- the proposed use would not interfere with preservation of cultural and historic landmarks and structures;
- the proposed use would not alter the character of the neighborhood;
- the proposed use is consistent with provisions of the City's Comprehensive Master Plan; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this Code (§5-406).

The proposed use as a 2-family dwelling would be consistent with residential use in the area. The applicant would have practical difficulty with, and encounter unnecessary hardship in, complying with the Zoning Code requirements for which variances should be granted.

Notification: The Better Waverly Community Association and Councilwoman Clarke have been notified of this action.



Thomas J. Stosur
Director

F R O M	NAME & TITLE	Michelle Pourciau, 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 Report 18-0182		

TO Mayor Catherine E. Pugh

DATE: January 29, 2018

TO: Respective City Council Land Use and Transportation Committee

FROM: Department of Transportation

POSITION: Support

RE: Council Bill – 18-0182- Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th Street

INTRODUCTION – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), and granting a variance from certain off-street parking regulations.

PURPOSE/PLANS – The R-8 Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City’s inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street. Although rowhouse is the predominant housing type, this zoning district also accommodates other residential types, of a similar density, including detached and semi-detached dwellings, and multi-family developments of a larger scale than found in more restrictive zoning districts.

The proposed will have no impact on the Department of Transportation.

BRIEF HISTORY – Not applicable

FISCAL IMPACT – Not applicable

AGENCY/DEPARTMENT POSITION –

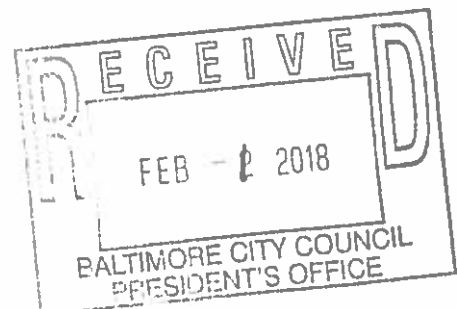
The Department of Transportation supports City Council 18-0182.

If you have any questions, please do not hesitate to contact Katelyn McCauley, at Katelyn.McCauley@baltimorecity.gov, or (443) 677-9391.

Sincerely,



Michelle Pourciau
Director

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

April 16, 2018

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

RE: CC Bill. #18-0182: Zoning Conditional Use Conversion – Single-Family Dwelling to 2 Dwelling Units in the R-8 Zoning District – Variances – 600 East 29th Street

Ladies and Gentlemen:

City Council Bill No. 18-0182 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

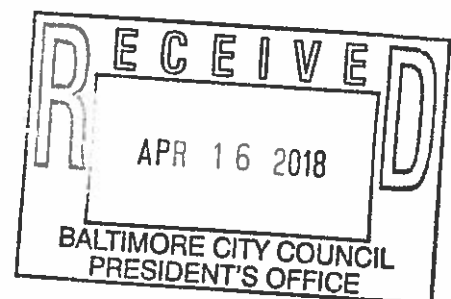
The purpose of City Council Bill No. 18-0182 is to convert a single-family dwelling into a multiple-family dwelling containing two dwelling units on the property located at 600 East 29th Street; and granting certain variances from Article 32, the Zoning Code of Baltimore City, pertaining to off-street parking requirements.

The BMZA has reviewed the legislation and concurs with the Planning Department and Planning Commission recommending approval of CCB #18-0182.

Sincerely,

Derek J. Baumgardner
Acting Executive Director

CC: Mayors Office of Council Relations
Legislative Reference



A

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

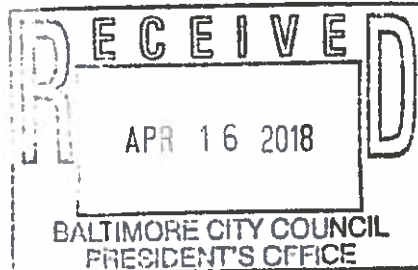


DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

April 16, 2018

Honorable President and Members
of the City Council of Baltimore
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202



Attn: Natawna B. Austin,
Executive Secretary

Re: City Council Bill 18-0182 – Zoning – Conditional Use Conversion of a
Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District
– Variance – 600 E. 29th Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0182 for form and legal sufficiency. Subject to certain conditions, the bill permits the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600 E. 29th Street. The bill also grants a variance from the off-street parking requirement.

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 (BCC), 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.” § 5-406(b).

Comments



The bill also contains a variance from the off-street parking requirements. The Zoning Administrator indicates that a parking variance is necessary. 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. § 5-308(a). The City Council must also find that:

(1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification; (2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property; (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property; (4) the variance will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood; (5) the variance is in harmony with the purpose and intent of this Code; (6) the variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; (ii) the City's Comprehensive Master Plan; or (iii) any Historical and Architectural Preservation District; and (7) the variance will not otherwise: (i) be detrimental to or endanger the public health, safety, or welfare; or (ii) be in any way contrary to the public interest. § 5-308(b).

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") fails to provide any findings of fact that would allow approval of either the conditional use or the variances. Instead the Report merely states what the conditional use and variance standards are but provides no facts to support that the standards are satisfied. Report at pages 2-3

The Law Department points out that, in the absence of any supporting facts supplied by the Report, CB 18-0182 cannot be lawfully adopted unless all the necessary facts are provided in oral or written testimony at the bill's public hearing; specifically, those required by Sections

City Council Bill 18-0182

April 16, 2018

Page 3

5-406(a) and 5-406(b) to approve a conditional use; and those required by Sections 5-308(a) and 5-308(b) to approve the variances. The Law Department will be unable to approve the bill for form and legal sufficiency if those facts are absent from the record.

Lastly, we note that certain procedural requirements apply to this bill beyond those discussed above because both conditional uses and variances are considered "legislative authorizations." BCC Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in specified manner. §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council's ability to amend the bill apply. § 5-507.

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standards for conditional uses and variances have been met.

Sincerely,



Elena R. DiPietro

Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Victor Tervalo, Chief Solicitor
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant City Solicitor
Avery Aisenstark

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: February 26, 2018
RE: Council Bill 18-0182



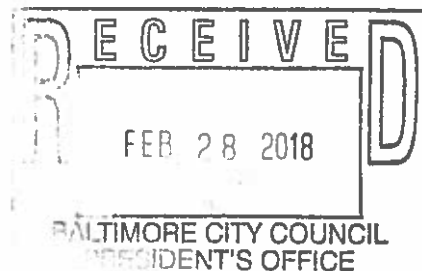
I am herein reporting on City Council Bill 18-0182 introduced by Councilmember Clarke at the request of Berea Park, LLC.

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-8 Zoning District on the property known as 600 East 29th Street.

According to Baltimore City Code Art. 32 § 9-701 (2) the R-8 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 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 reviewed the proposed legislation. This property is not located on a block where the Parking Authority administers any on-street parking programs. Several site visits were conducted during the third week of February 2018. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking and that there would be no negative impact to parking in the area due to the passage of this bill.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 18-0182




Not opposed



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President & CEO 

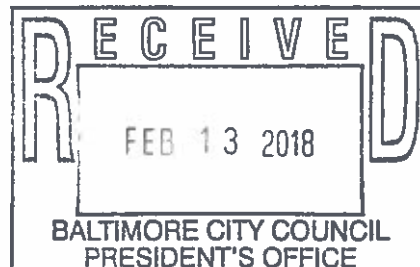
DATE: February 3, 2018

SUBJECT: City Council Bill No. 18-0182
Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2
Dwelling Units in the R-8 Zoning District – Variance – 600 East 29th Street

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0182, an ordinance for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600 East 29th Street (block 4072A, Lot 033); and granting a variance from certain off-street parking regulations.

The BDC has reviewed the bill, and is not opposed to this variance to the underlying zoning.

BDC respectfully requests that the City Council gives this bill favorable consideration.



Cc: Kyron Banks, Mayor's Office

182



Baltimore City Department of HOUSING & COMMUNITY DEVELOPMENT

**Office of the Zoning Administrator
417 E. Fayette Street
Benton Bldg., Room 147
Baltimore MD. 21202**

Ref: 600 E. 29th Street

Date: Jan. 03, 2018

This memo is submitted to confirm the review of a request from the owner and/or representative of the property referenced above for authorization to:

Convert existing premises into two dwelling units

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore.

In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required and should be incorporated in the bill for approval of the Mayor and City Council:

- **Subsections 9-703(f), 16-203 & 16-602: Off-street parking in the R-8 District (Table 16-406). One additional off-street parking space would be required. None are provided.**

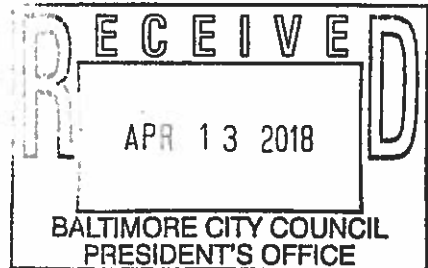
The property complies with the minimum lot area requirement for two dwelling units per Subsection 9-301, and complies with the gross floor area per unit type proposed (2, 1-bedroom units) per Subsection 9-703 of the Zoning Code.

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

Respectfully,

**Geoffrey M. Veale
Zoning Administrator**

**cc: Department of Legislative Reference
Mr. Jack BeVier
Councilwoman Mary Pat Clarke**



The 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: April 10, 2018

Re: **City Council Bill 18-0182 - Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 600 East 29th Street**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0182, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033) and granting a variance from certain off-street parking regulations.

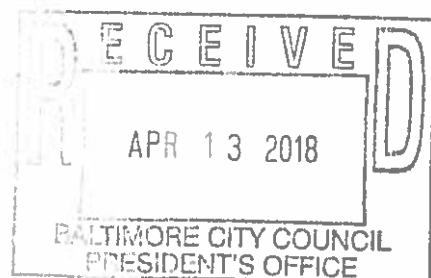
If enacted, this bill would allow the addition of a dwelling unit to a single-family dwelling in the Waverly neighborhood.

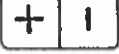
The Department of Housing and Community Development supports the passage of City Council Bill 18-0182.

MB:sd

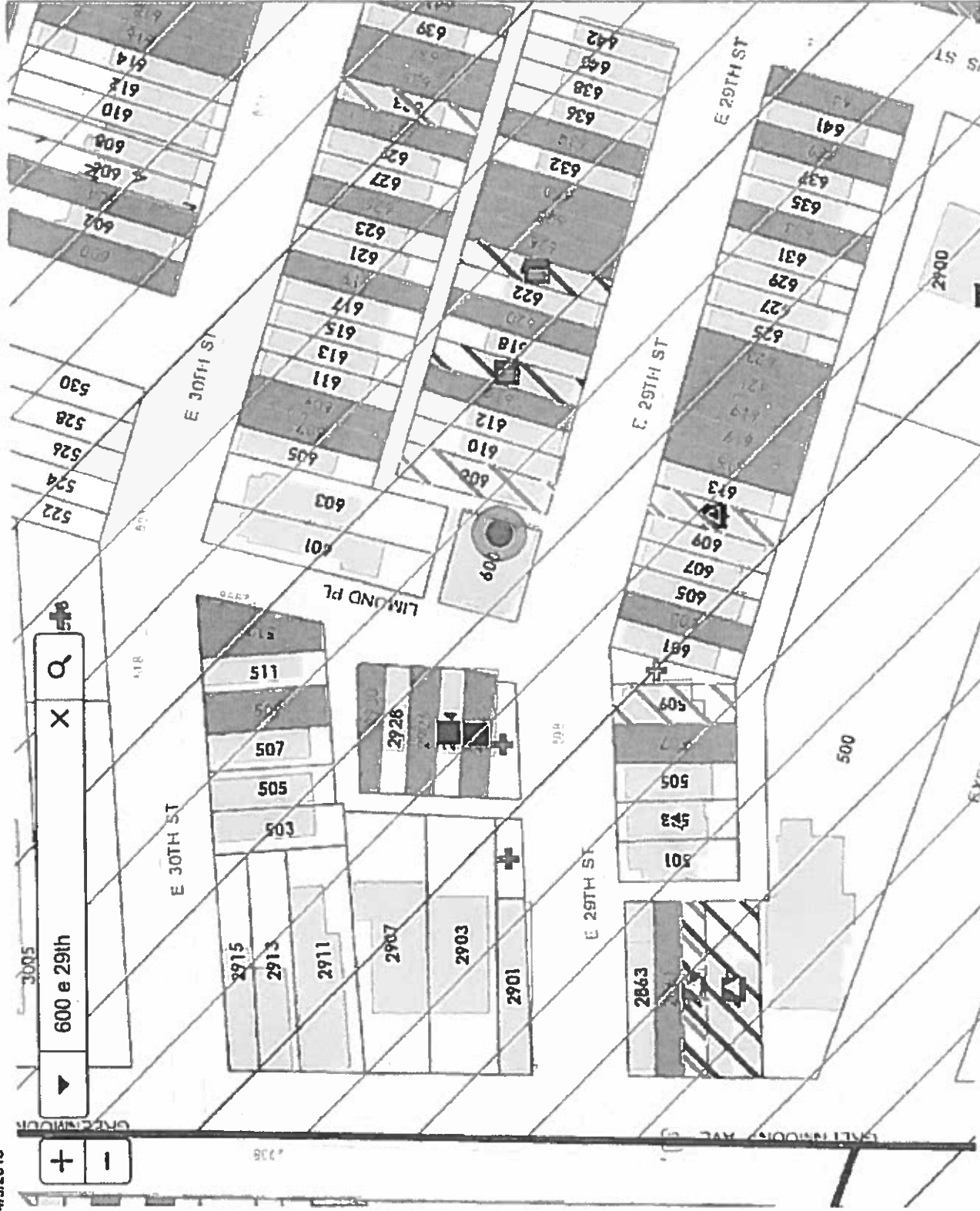
cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*







600 e 29th



codeMap

- Focus Areas
- Project COI
 - Phase 1
 - Phase 2
 - Phase 3
 - Comm De-
 - Major Rede
 - Major R
 - Popplek
 - Streamline
 - CE Internal
- DHCD Acq
- Pulse as of
- Demolition
 - CORE P
 - Non-CC
 - eDemo (
 - Intak
 - Acq
 - Due
 - Dem
 - Dem
 - Full C
 - Parik
 - Stabi
 - Hold/
 - No AC
 - Hold



Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

Office of the Zoning Administrator
417 E. Fayette Street
Benton Bldg., Room 147
Baltimore MD. 21202

Ref: 600 E. 29th Street

Date: Jan. 03, 2018

This memo is submitted to confirm the review of a request from the owner and/or representative of the property referenced above for authorization to:

Convert existing premises into two dwelling units

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore.

In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required and should be incorporated in the bill for approval of the Mayor and City Council:

- Subsections 9-703(f), 16-203 & 16-602: Off-street parking in the R-8 District (Table 16-406). One additional off-street parking space would be required. None are provided.

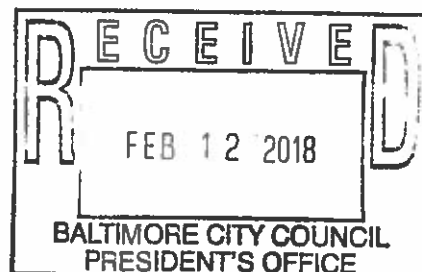
The property complies with the minimum lot area requirement for two dwelling units per Subsection 9-301, and complies with the gross floor area per unit type proposed (2, 1-bedroom units) per Subsection 9-703 of the Zoning Code.

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

Respectfully,

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Mr. Jack BeVier
Councilwoman Mary Pat Clarke



Catherine E. Pugh, Mayor • Michael Braveman, Housing Commissioner
417 East Fayette Street • Baltimore, MD 21202 • 410 396 3232 • www.DHCD.BaltimoreHousing.org

Bill 18-0182

**CITY OF BALTIMORE
COUNCIL BILL 18-0182
(First Reader)**

Introduced by: Councilmember Clarke

At the request of: Berea Park, LLC

Address: c/o Jack BeVier, The Dominion Group, 1029 North Calvert Street, Baltimore,
Maryland 21202

Telephone: 1-410-353-5667

Introduced and read first time: January 22, 2018

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-8 Zoning District -- Variance --**
4 **600 East 29th Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600
7 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and
8 granting a variance from certain off-street parking regulations.

9 BY authority of

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

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
16 the R-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as
17 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
19 all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
21 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
22 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District
23 (Table 16-406).

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

Coates, Jennifer

From: Murdock, Stephanie
Sent: Wednesday, February 28, 2018 3:31 PM
To: Coates, Jennifer
Subject: FW: Bill 18-0182 - opinion

Can you please add this into the Bill file for 18-0182.

Thanks,
Stephanie

From: Clarke, Mary Pat
Sent: Wednesday, February 28, 2018 7:59 AM
To: Murdock, Stephanie <Stephanie.Murdock@baltimorecity.gov>
Subject: FW: Bill 18-0182 - opinion

Please save for hearing and submit to legislative file. Thx mp

From: Veale, Geoffrey "Zoning Administrator" [<mailto:Geoffrey.Veale@baltimorecity.gov>]
Sent: Tuesday, February 27, 2018 10:57 AM
To: Murdock, Stephanie
Cc: Ray, Nancy; Clarke, Mary Pat
Subject: RE: Bill 18-0182 - opinion

Good morning,

The Planning staff noted conditions applicable to the existing structure, covering the entire lot, and encroaching on the rear yard setback. Since these conditions are existing (and if no exterior additions to the structure are proposed) the building can lawfully remain as an existing non-complying structure (Subsections 18-201(c), 18-202(a), 18-402,403 &404). The conversion, in my opinion, only relates to the *use* of the structure, not the structure itself; unless an alteration to the exterior of the structure triggers the need for a variance for the existing non-compliant structure. No variances are needed for the existing structure and its continued placement on the lot. The BMZA (for instance) has never required variances for a structure in place on a lot subject to conversion. A conversion was subject to the use regulations of the district in which it is located, the bulk regulations (lot area) per dwelling unit proposed, and the availability of off-street parking for the increased density. The only additional requirements now are covered under Subsection 9-703, but, in my opinion, they do not include the need for a variance for the existing structure in place, unless an alteration to the exterior is proposed by the applicant.

Hope that helps.
Geoff Veale

From: Murdock, Stephanie [<mailto:Stephanie.Murdock@baltimorecity.gov>]
Sent: Monday, February 26, 2018 1:56 PM
To: Veale, Geoffrey "Zoning Administrator"
Cc: Ray, Nancy - (Baltimore City); Clarke, Mary Pat - (Baltimore City)
Subject: Bill 18-0182 - opinion

Dear Mr. Veale,

We recently asked Legislative Reference to draft a Bill for the *Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 600 East 29th Street*. The legislation was crafted upon the guidance of the Office of the Zoning Administrator as to what variances were needed.

It is the custom for Legislative Reference to base their draft and any major variances needed on the guidance of the Office of the Zoning Administrator. However, Planning has recommended additional variances for a rear yard setback and lot coverage.

Can you please take a look at the attached staff report and let us know if additional variances are in fact needed? We are trying to determine why different findings were put forth by the Office of the Zoning Administrator and Planning.

Thanks for taking a look and please let us know if the omission was an oversight or if additional variances are needed so we can draft them in advance of the Land Use hearing.

Thanks,
Stephanie

**CITY OF BALTIMORE
COUNCIL BILL 18-0182
(First Reader)**

Introduced by: Councilmember Clarke

At the request of: Berea Park, LLC

Address: c/o Jack BeVier, The Dominion Group, 1029 North Calvert Street, Baltimore,
Maryland 21202

Telephone: 1-410-353-5667

Introduced and read first time: January 22, 2018

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-8 Zoning District – Variance –**
4 **600 East 29th Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600
7 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and
8 granting a variance from certain off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning

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

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
16 the R-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as
17 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
19 all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
21 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
22 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District
23 (Table 16-406).

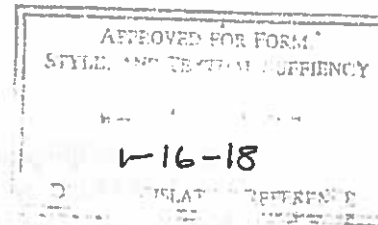
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 18-0182

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

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Clarke
At the request of: Berea Park, LLC
Address: c/o Jack BeVier, The Dominion Group, 1029 North Calvert Street, Baltimore,
Maryland 21202
Telephone: 1-410-353-5667

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – Variance –
600 East 29th 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of

Article 32 - Zoning

Section(s) 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), 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-8 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;

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

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.

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

City of Baltimore

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

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, April 18, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0182

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 6 - Member Edward Reisinger, Member Sharon Green Middleton, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.
- Absent** 1 - Member Mary Pat Clarke

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0182

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

Sponsors: Mary Pat Clarke

A motion was made by Member Pinkett, III, seconded by Member Middleton, that the bill be recommended favorably. The motion carried by the following vote:

- Yes:** 6 - Member Reisinger, Member Middleton, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.
- Absent:** 1 - Member Clarke

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

CATHERINE E. PUGH, 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

HEARING NOTES

Bill: 17-0182

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th Street

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: April 18, 2018
Time (Beginning): 1:14 PM
Time (Ending): 1:30 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~20
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [X] yes [] no [] n/a
Certification of advertising/posting notices in the file? [X] yes [] no [] n/a
Evidence of notification to property owners? [X] yes [] no [] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Pinkett, III Leon
Seconded by: Councilmember Middleton, Sharon, Vice Chair
Final Vote: Favorable

Major Speakers
(This is not an attendance record.)

- Mr. Martin French, Department of Planning/Planning Commission
 - Ms. Eleana DiPietro, Department of Law
 - Mr. Derrick Baumgardner, Board of Municipal Zoning Appeal
 - Ms. Katelyn McCauley, Department of Transportation
 - Mr. Gaylord Dutton, Baltimore Development Corporation
 - Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City
 - Mr. Lach Grauer, community resident
-

Major Issues Discussed

1. Councilman Reisinger introduced committee members, read the bill's title and purpose into the record. The applicant satisfied the sign posting requirement.
 2. Mr. French presented information about the Planning Commission's report in favor of the bill. He provided information in response to the considerations for findings outlined in Article 32.
 3. Agency positions were read. Agency representatives testified in support of their respective agency's position on the bill.
 4. Mr. Grauer testified in support of the bill and indicated that there is ample available parking in the immediate neighborhood.
 5. The committee reviewed and discussed the bill.
 6. The committee approved finding of facts for the bill.
-

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

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

Jennifer L. Coates, Committee Staff
cc: Bill File
OCS Chrono File

A handwritten signature in black ink, appearing to be 'JLC', is written over the text 'Jennifer L. Coates, Committee Staff'.

Date: April 19, 2018



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation | **Chairperson:** Edward Reisinger
Date: April 18, 2018 | **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-8 Zoning District - Variance - 600 East 29th Street | **CC Bill Number:** 18-0182

		WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY (*)					
					FOR	AGAINST	YES	NO	
PLEASE PRINT									
IF YOU WANT TO TESTIFY PLEASE CHECK HERE									
FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Martin		Planning			<input checked="" type="checkbox"/>			
	G. Lach		G. LACH			<input checked="" 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 and Transportation Committee

Wednesday, April 18, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0182

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0182

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th 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-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

Sponsors:

Mary Pat Clarke

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation 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, April 18, 2018

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0182

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District -
Variance - 600 East 29th Street***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

EXECUTIVE APPOINTMENTS

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

HOUSING AND URBAN AFFAIRS

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

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Currin

LAND USE AND TRANSPORTATION

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

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. PUGH, 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

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0182

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th Street**

Sponsor: Councilmember Clarke

Introduced: January 22, 2018

Purpose:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulation.

Effective: 30th day after enactment

Hearing Date/Time/Location: April 18, 2018 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable/Amend
Board of Municipal and Zoning Appeals	
Department of Law	
Department of Transportation	Favorable
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Fire Department	
Parking Authority Board	Not Opposed

Analysis

Current Law (See Attachment A)

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

Background

CC Bill 18-0182, if approved, would permit the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 600 East 29th Street (Block 4072A, Lot 033).

The residential property is in the Waverly neighborhood. It is situated on the northeast corner of the intersection of Limond Place. The property is zoned R-8. The site is improved with a one-story detached residential mixed-use building covering the entire lot. The property also lies one block east of the commercial strip along Greenmount Avenue, which is part of the Waverly Business Area Urban Renewal Area.

The property is owned by Dominion Rentals LLC. The owners intend to divide and renovate the existing structure into two dwelling units. The adaptive re-use as a two-family dwelling would offer affordable housing alternatives. The owner intends to rent the two dwelling units to families with less than 80% of Area Median Income (AMI).

The proposed action would be consistent with provisions of the Baltimore City Master Plan LIVE EARN PLAY LEARN's LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents

Variances

According to the Baltimore City Zoning Administrator, the proposed conversion complies with the minimum lot area requirement for two dwelling units and the gross floor area per unit requirement. The property would, however, need a variance for off-street parking in the R-8 Zoning District. One off-street parking space is required.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports; Baltimore City Zoning Administrator

Analysis by: Jennifer L. Coates
Analysis Date: April 16, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 18-0182
(First Reader)**

Introduced by: Councilmember Clarke

At the request of: Berea Park, LLC

Address: c/o Jack BeVier, The Dominion Group, 1029 North Calvert Street, Baltimore,
Maryland 21202

Telephone: 1-410-353-5667

Introduced and read first time: January 22, 2018

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-8 Zoning District – Variance –**
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5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
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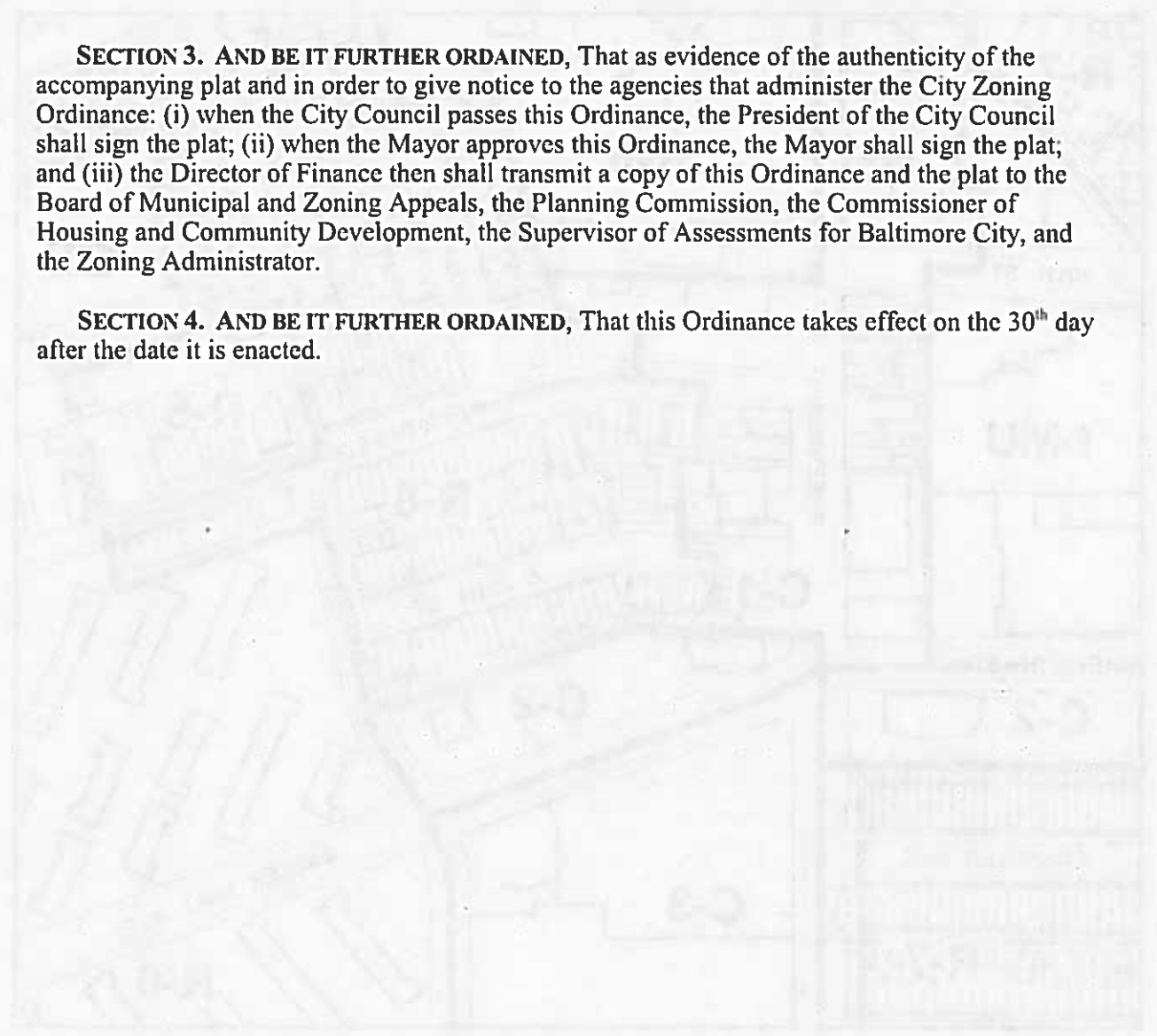
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

SHEET NO. 18-0182 OF THE ZONING MAP OF BALTIMORE CITY

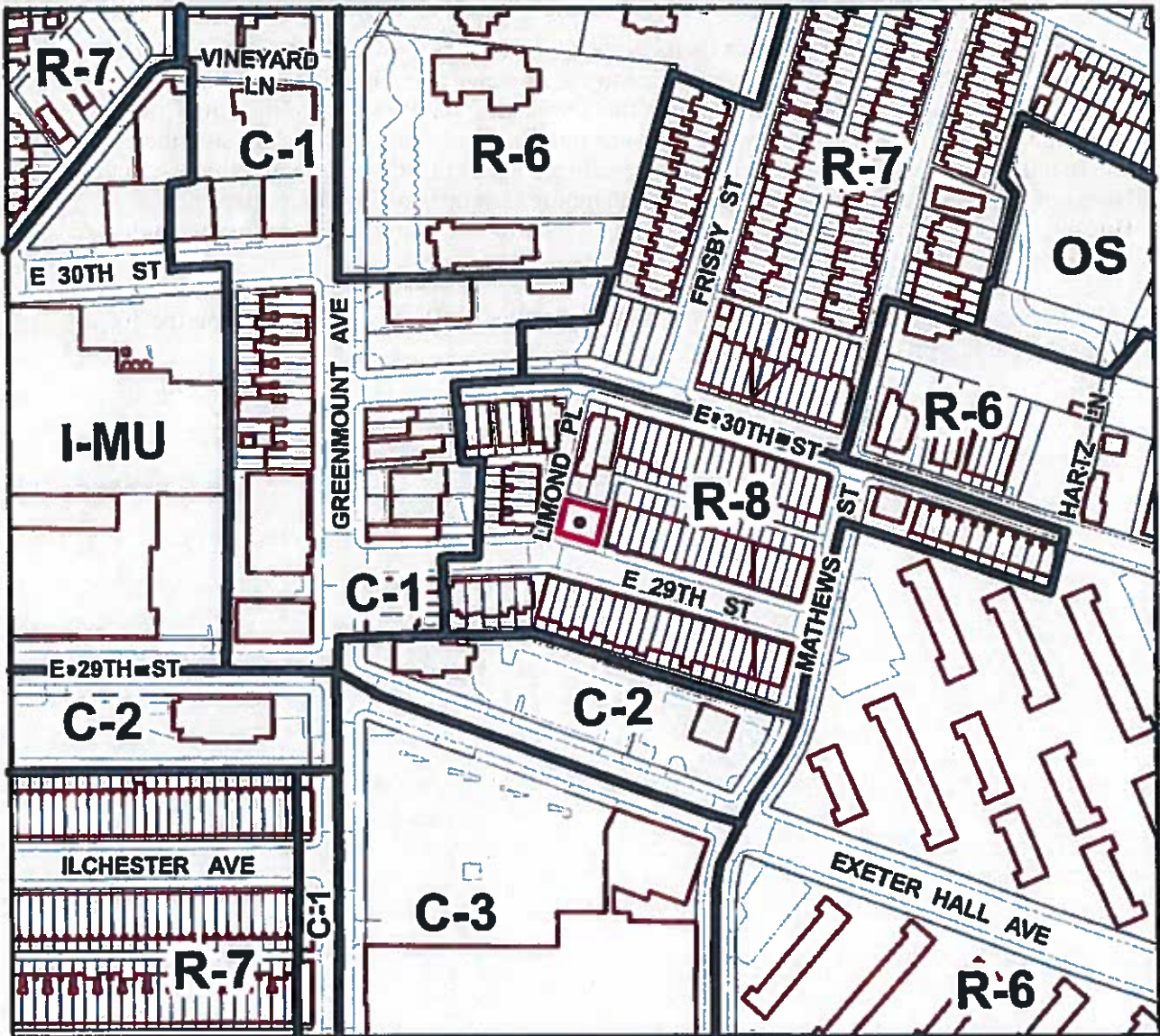
Council Bill 18-0182

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8 the Zoning Administrator.

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



**SHEET NO. 36 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



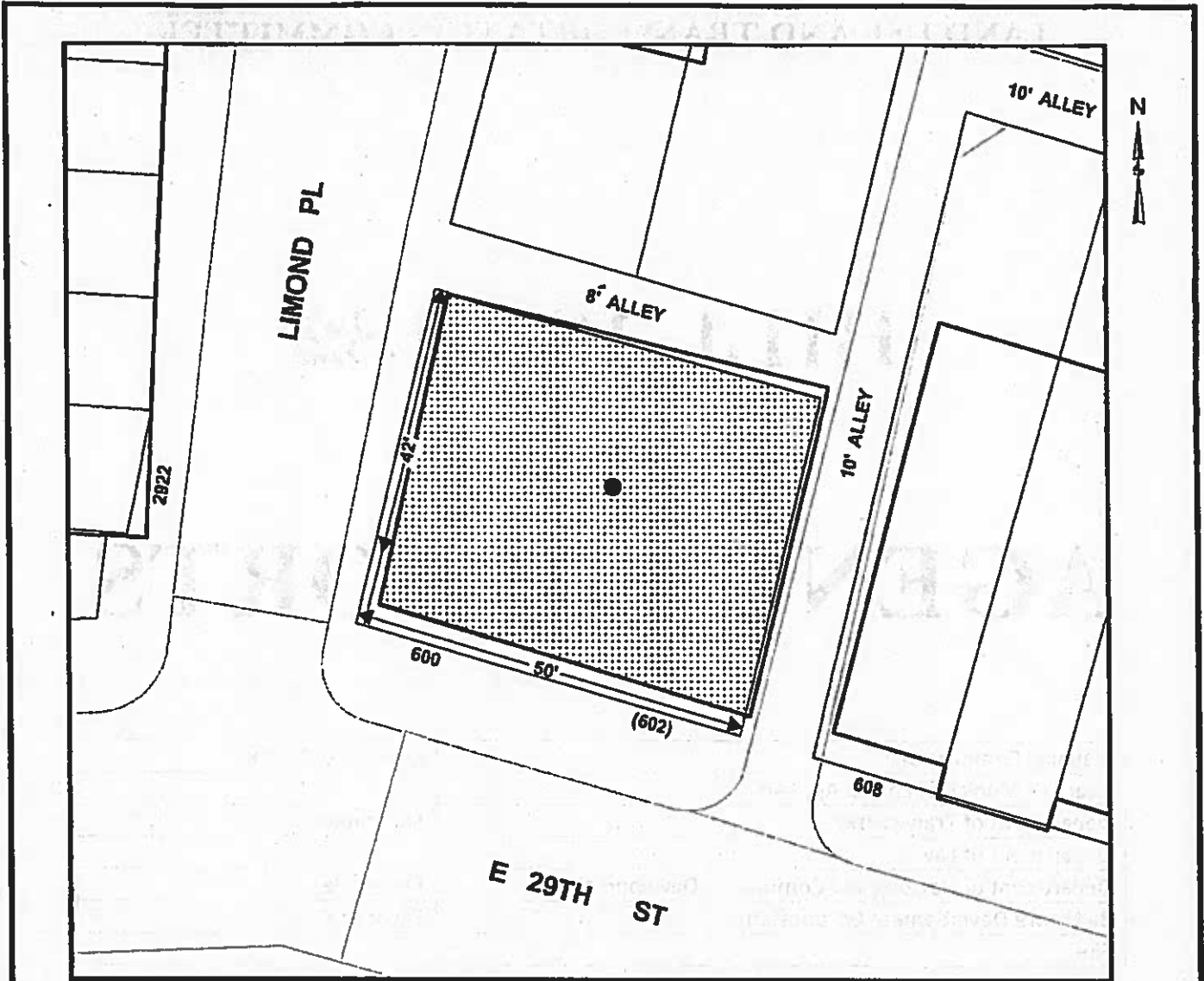
Scale: 1" = 200'

Note:

In Connection With The Property Known As
No. 600 EAST 29TH 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-8 Zoning District,
As Outlined In Red Above.

WARD 9 SECTION 4
BLOCK 4072A LOT 33

MAYOR



Scale: 1" = 20'

600 EAST 29TH STREET

Sheet #2

STATEMENT OF INTENT

FOR

600 East 29th St. Baltimore, MD 21218
{Address}

1. Applicant's Contact Information:

Name: Zach Grauer / Jack Bevier - Dominion Rentals LLC

Mailing Address: 1029 N. Calvert St. Baltimore, MD 21202

Telephone Number: 914 260-7623

Email Address: zachary@thedominiongroup.com

2. All Proposed Zoning Changes for the Property: conditional use conversion of a single family dwelling unit to two dwelling units in the R-8 zoning district.

3. All Intended Uses of the Property: To rent the units to families who earn less than 80% of the area's median income.

4. Current Owner's Contact Information:

Name: Dominion Rentals LLC - Zach Grauer / Jack Bevier

Mailing Address: 1029 N. Calvert St. Baltimore, MD 21202

Telephone Number: 914 260 7623

Email Address: zachary@thedominiongroup.com

5. Property Acquisition:

The property was acquired by the current owner on 6/9~~th~~/11 by deed recorded in the Land Records of Baltimore City in Liber 13562 Folio 127.

6. Contract Contingency:

(a) There is _____ is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}: _____

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

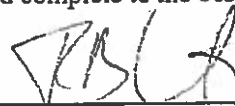
7. Agency:

(a) The applicant is _____ is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: _____

AFFIDAVIT

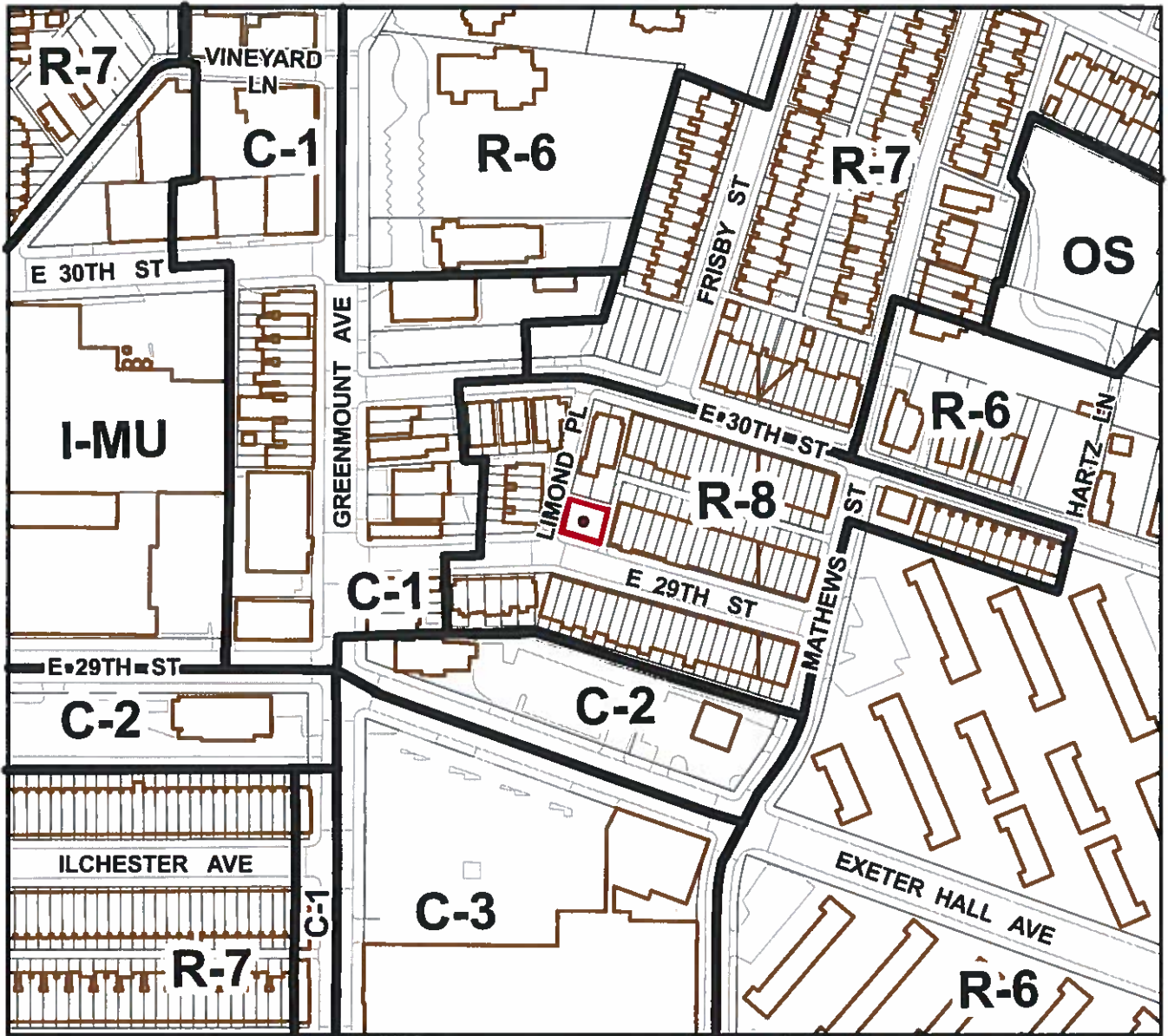
I, Jack Bevier, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

1/16/18
Date

**SHEET NO. 36 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

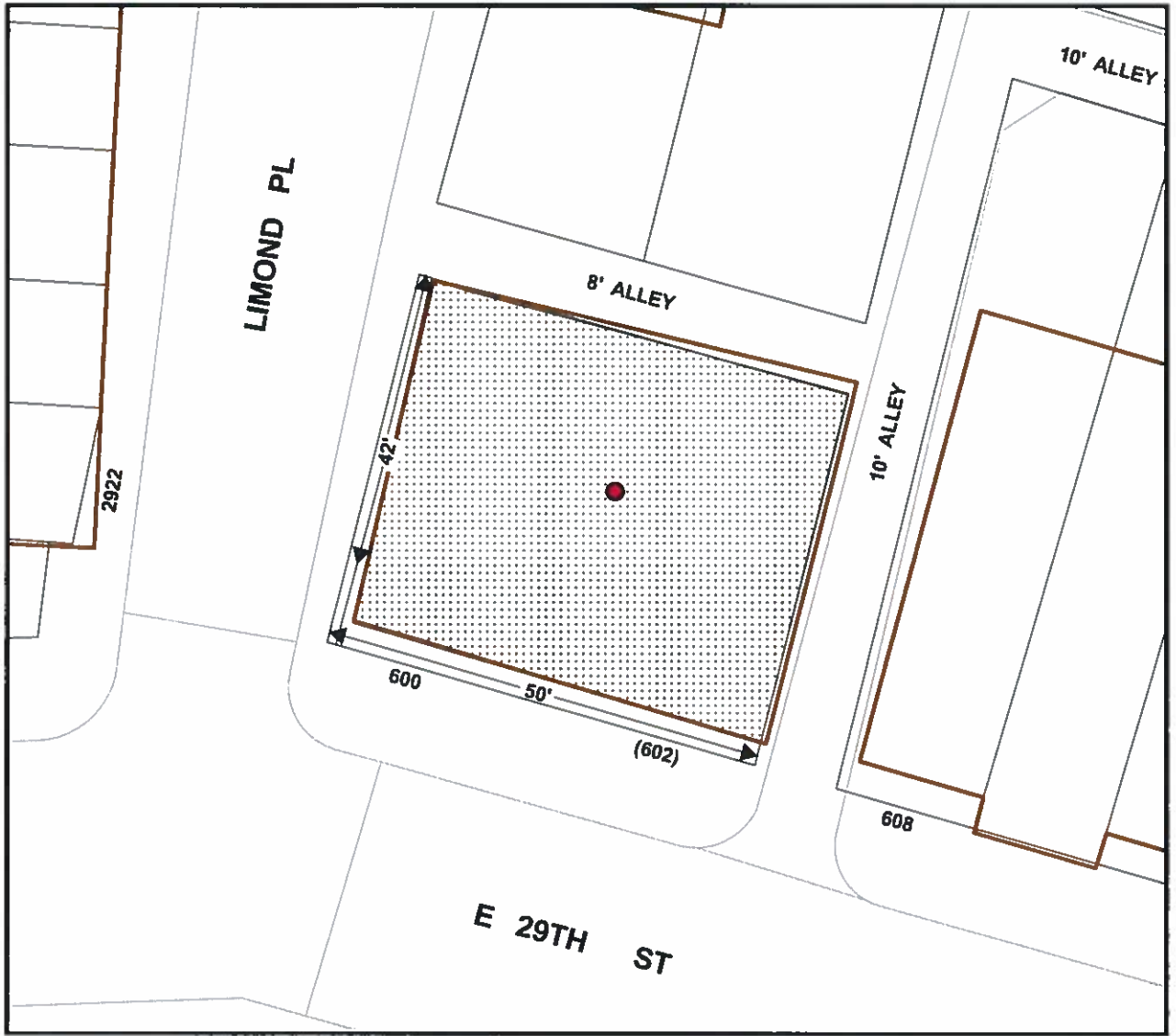
Note:

**In Connection With The Property Known As
No. 600 EAST 29TH 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-8 Zoning District,
As Outlined In Red Above.**

WARD 9 SECTION 4
BLOCK 4072A LOT 33

MAYOR

PRESIDENT CITY COUNCIL

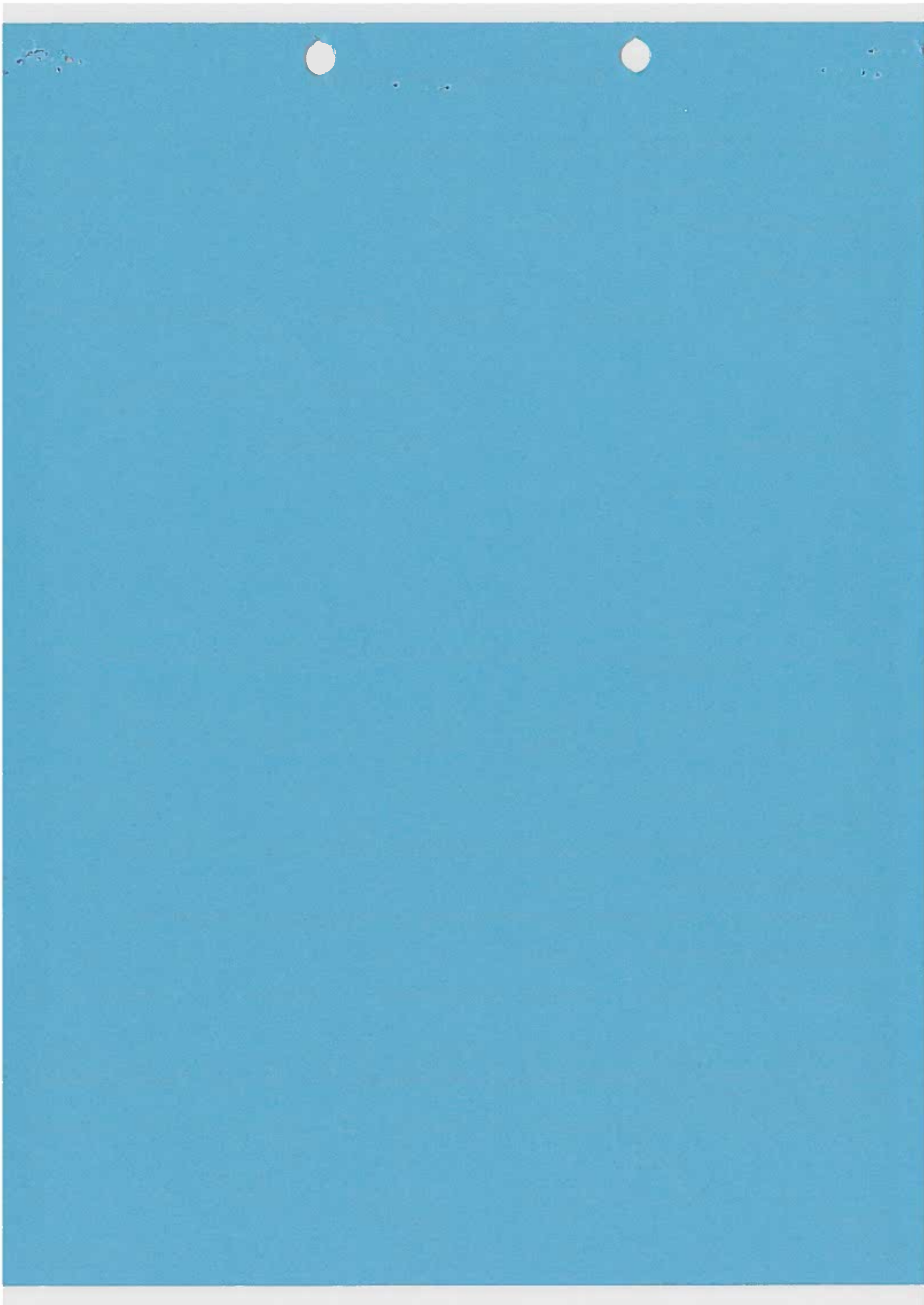


Scale: 1" = 20'

600 EAST 29TH STREET

Sheet #2





ACTION BY THE CITY COUNCIL

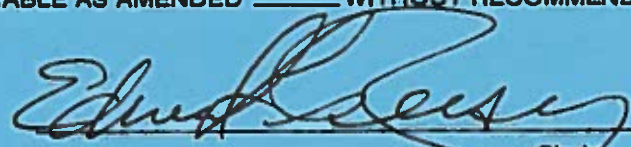
JAN 22 2018
20

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON April 18, _____ 20 18

COMMITTEE REPORT AS OF April 23, _____ 20 18

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


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:

APR 23 2018
20

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

THIRD READING _____ APR 30 2018
20

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

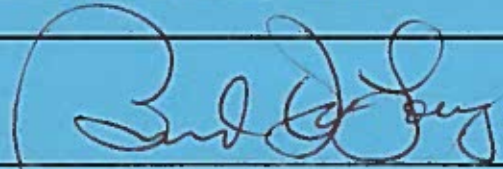
THIRD READING (ENROLLED) _____ 20 _____


_____ 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