

Introduced by: Councilmember Stokes

At the request of: Remington Rover, LLC

Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211

Telephone: 1-703-489-3127

Prepared by: Department of Legislative Reference

Date: July 26, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

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

CITY COUNCIL 17-0114

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 – Variances –
2938 Huntingdon Avenue**

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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703

Baltimore City Revised Code

(Edition 2000)

Robert Stokes

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: _____
- 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: _____
- 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: _____
- Other: _____
- Environmental Control Board
- Fire & Police Employees' Retirement System
- Labor Commissioner
- Parking Authority Board
- Planning Commission
- Wage Commission
- 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: _____

Boards and Commissions

CITY OF BALTIMORE
ORDINANCE **18-127**
Council Bill 17-0114

Introduced by: Councilmember Stokes
At the request of: Remington Rover, LLC
Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211
Telephone: 1-703-489-3127
Introduced and read first time: August 14, 2017
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable
Council action: Adopted

Read second time: April 16, 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 – Variances –**
3 **2938 Huntingdon Avenue**

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-8 Zoning District on the property known as 2938
6 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances
7 from certain lot area size, lot area coverage, off-street parking, and gross floor area
8 requirements.

9 BY authority of
10 Article 32 - Zoning
11 Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
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 2938 Huntingdon Avenue, as outlined in red on
17 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-
18 201(a) and 9-701(2), subject to the condition that the building complies with all applicable
19 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(d) for bulk and yard regulations, including lot area per dwelling unit, for
23 the district in which the building is located.

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 17-0114

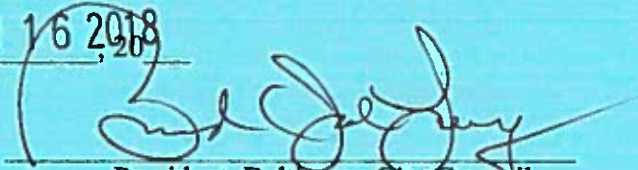
1 SECTION 3. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 9-703(f) for off-street parking.

4 SECTION 4. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-
5 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
6 requirements of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

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

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

Certified as duly passed this _____ day of APR 16 2018



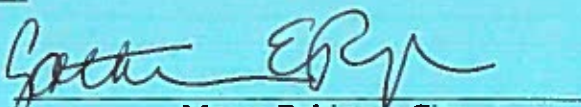
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of APR 16 2018, 2018

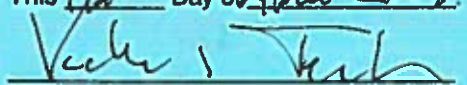


Chief Clerk

Approved this 23 day of April, 2018



Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 19th Day of April 2018


Chief Solicitor

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. 17-0114

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances – 2938 Huntingdon Avenue

- (1) the establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare for the following reasons:

The establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare because the proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Remington neighborhood and is supported by the Greater Remington Improvement Association ("GRIA").

- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;

The subject property is not located within an Urban Renewal Area and is not precluded by any other law. However, the proposed use is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use is consistent with the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner adds diversity to the current landscape.
2. Have a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents: 2938 Huntingdon will provide an affordable housing unit, to allow for a more diverse variety of choices for residents hoping to move into the neighborhood

LAND USE AND ZONING REGULATIONS

FOR THE CITY OF...

ADOPTED

The following...

...

...

...

...

...

...

- (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. This authorization is in the public interest as demonstrated by a petition of support containing the signatures of the majority of residents living on the 2900 block of Huntingdon Avenue, showing unanimous support. Not one resident, homeowner, or renter was in opposition. The homeowner of 2938 Huntingdon Avenue also received a letter of support from GRIA.

The two dwelling units would bring affordable housing to the Remington Community.

- (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 preservation of a part of the neighborhood's traditional and architectural character.

Furthermore, the conditional use requested benefits the neighborhood by allowing revitalization of a defunct property on the verge of disrepair that sat vacant for years collecting environmental, housing, and various other liens

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 size of the site is the same as other 2- unit dwellings on the same block.

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

The Department of Transportation and the Parking Authority of Baltimore City support the conditional use and variance requests.

Traffic patterns will not be impacted by the use. The property cannot, however, provide the required off-street parking space in the rear yard. A variance of the off-street parking requirements has been requested as part of this City Council ordinance. A petition was collected of each resident on the 2900 block of

Huntingdon Avenue in support of the off-street parking variance.

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

The area is predominantly residential in nature with commercial uses on the corners. The proposed use will not impair present and future development. Already existing on the 2900 block of Huntingdon, and throughout all of Remington, are 2 unit dwellings which have positively added to the population density.

- (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 with zero negative impact.

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

The premises is easily accessed by emergency vehicles using Huntingdon Avenue, 30th St, and the alley behind the property. The addition of a second dwelling unit will not impact the accessibility of the premises for 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. As the conditional use does not propose any exterior changes to the property, it will not impact the accessibility of light and air to the premises or to property in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, roads, drainage, and other necessary facilities have been provided. Electrical and gas was upgraded through BGE to support the dwellings adequately.

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

Not applicable.

- (9) the character of the neighborhood;

Rehabilitating the existing structure would assist preservation of the traditional character of the neighborhood. Prior to the homeowner's purchase, 2938 Huntingdon was vacant for years, attracting a rodent and pest infestation that affected the neighbors. The homeowner was thanked by many neighbors for putting in the expense and commitment to resolve those issues.

- (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 Vision 1 "This Plan reinforces this vision with policies and strategies that encourage development, infill and redevelopment that is transit oriented, brings back vacant areas into productive use" It would also be consistent with Baltimore City's Comprehensive Master Plan Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents, and Objective 2: Strategically Redevelop Vacant Properties throughout the City.

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

The property is not located within an Urban Renewal Area, but the proposed action is consistent with the Remington Neighborhood Plan:

Plan Goals:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working.
2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents.

2.4 Neighborhood Trends-

1. Rehabilitation of abandoned or vacant homes.
Investors and homebuyers feel confident enough about a neighborhood that they are willing to undertake significant renovations to modernize and make abandoned houses livable again.

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

MEMORANDUM FOR THE RECORD

On 10/11/87, the following information was received from the [redacted] regarding the [redacted] of the [redacted] on [redacted] at [redacted].

The [redacted] was [redacted] by [redacted] and [redacted] on [redacted] at [redacted]. The [redacted] was [redacted] and [redacted] on [redacted] at [redacted].

The [redacted] was [redacted] by [redacted] and [redacted] on [redacted] at [redacted]. The [redacted] was [redacted] and [redacted] on [redacted] at [redacted].

The [redacted] was [redacted] by [redacted] and [redacted] on [redacted] at [redacted]. The [redacted] was [redacted] and [redacted] on [redacted] at [redacted].

The proposed use will meet applicable standards and requirements of the Code provided that the requested variances are granted.

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

The proposed use meets the intent and purpose of the Code, specifically the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods.

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

Not applicable.

SOURCE OF FINDINGS (Check all that apply):

Planning Report - The findings listed above have been transferred from the Department of planning's report dated:

Testimony presented at the Committee hearing

Oral – Witness Name:

- o Ms. Caroline Hecker, Representative for the Applicant
- o Mr. Elan Kotz, Owner and Applicant
- o Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City

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

- o Revised Findings of Fact – Document from Mr. Elan Kotz – Received 4/10/18

LAND USE AND TRANSPORTATION COMMITTEE:



Chairman



Member



Member



Member

Member

Member

Member

Member

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 5-308 of the Baltimore City Code, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A VARIANCE FOR LOT AREA SIZE, LOT AREA COVERAGE, GROSS FLOOR AREA, AND OFF-STREET PARKING.

City Council Bill No. 17-0114
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District –
Variances – 2938 Huntingdon Avenue

ADOPTED

(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, as well as the lot design and sizing. These unique features create a practical difficulty (as discussed below) in complying with the lot area size, lot area coverage, gross floor area, and off-street parking requirements of the Zoning Code. The lot is approximately 15' by 70". The two-story front porch residential building measures approximately 15' x 53'. The property is currently undergoing extensive improvement from its previously vacant state of near disrepair.

(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:

ANN ARBOR, MICHIGAN

ADMITTED TO THE LIBRARY OF THE UNIVERSITY OF MICHIGAN
ON [illegible] 19[illegible]

ADMITTED

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

1. The physical features of the existing structure, as well as the lot area and gross floor area of the structure, limit construction locations and options for meeting zoning requirements.
 2. Acquiring and providing additional lot area would require the purchase of additional property and would be counter to maintaining the character and fabric of the neighborhood.
 3. Gross floor area only requires a small variance being that the actual square footage of the ground floor is 731 sq. ft., not 350 sq. ft. as reported in the Planning Department staff report. This only requires a minimal variance percentage.
 4. As the existing structure occupies most of the lot, there is simply not space to provide any off-street parking on the property.
- (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 any of Remington's original property designs and dimensions as built in the early 1900's 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 more residents who are passionate about their neighborhood and see it flourish.

(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 (Article 32 of the Baltimore City Code) requires a property in the R-8 Zoning District to have 750 square feet of lot area per dwelling unit (Table 9-401 and Section 9-703.d. which references this Table). A lot area of 1,500 square feet is thus required for the proposed two dwelling units. This lot has an area of 1,050 square feet, so a variance of 450 square feet or 30% is needed to reduce this requirement. Due to the original design of the property in 1920, the lot area is insufficient.

- The Zoning Code requires the existing dwelling to have 1,500 square feet of gross floor area in order to allow conversion to more than one dwelling unit (Section 9-703.b.). According to State Department of Assessment and Taxation (SDAT) records, the property contains 1,560 square feet of above grade floor area. The SDAT records are incorrect and outdated in reference to the finished basement area. When the owner purchased the property, the basement was approximately 731 sq. ft. The owner dug the basement to proper ceiling height according to Code as well. A variance of 19 square feet or 2.5% is needed to reduce this requirement. Due to the original design of the property in 1920, the gross floor area is insufficient.
- The Zoning Code requires each newly-created dwelling unit to have, for a 1-bedroom unit, 750 square feet of floor area (Section 9-703.c.). Based upon the incorrect SDAT records and the ground floor being improved to 731 sq. ft. prior to the owner purchasing the property, a small variance of 19 square feet or 2.5% is needed to meet the zoning requirement. Due to the original design of the property in 1920, the floor area is insufficient.
- 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 width of the lot being less than 18'. The owner approached and spoke to every resident, both homeowner and renter, on the 2900 block of Huntingdon Avenue and got their signature and unanimous support in a signed petition. Due to the original design of the property and lot size in 1920, the off-street parking requirement cannot be met.
- The Parking Authority of Baltimore City and the Department of Transportation support the conditional use and variance request.

(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 is residential. The neighborhood is also residential.

(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 proposed action is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use would benefit the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013 - 2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner and his girlfriend add diversity to the current landscape.
2. Have a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents. 2938 Huntingdon will provide an affordable housing unit, to 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.

The variances are supported by GRIA (see Letter of Support).

SOURCE OF FINDINGS (Check all that apply):

Planning Report – Memoranda dated October 20, 2017

Testimony presented at the Committee hearing:

Oral – Witness Name:

- o Ms. Caroline Hecker, Representative for the Applicant
- o Mr. Elan Kotz, Owner and Applicant
- o Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City

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

- o Revised Findings of Fact – Document from Mr. Elan Kotz – Received 4/10/18

LAND USE AND TRANSPORTATION COMMITTEE:

Edward K. Reilly

Chairman

Member

Sharon M. White

Member

Member

R. Dorsey

Member

Member

Robert Stokes

Member

Member

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: April 11, 2018

BILL#: 17-0114

BILL TITLE: Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon Avenue

MOTION BY: Costello SECONDED BY: Stokes

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

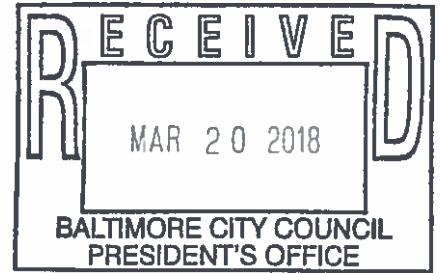
NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

CHAIRPERSON: Edward Reisinger

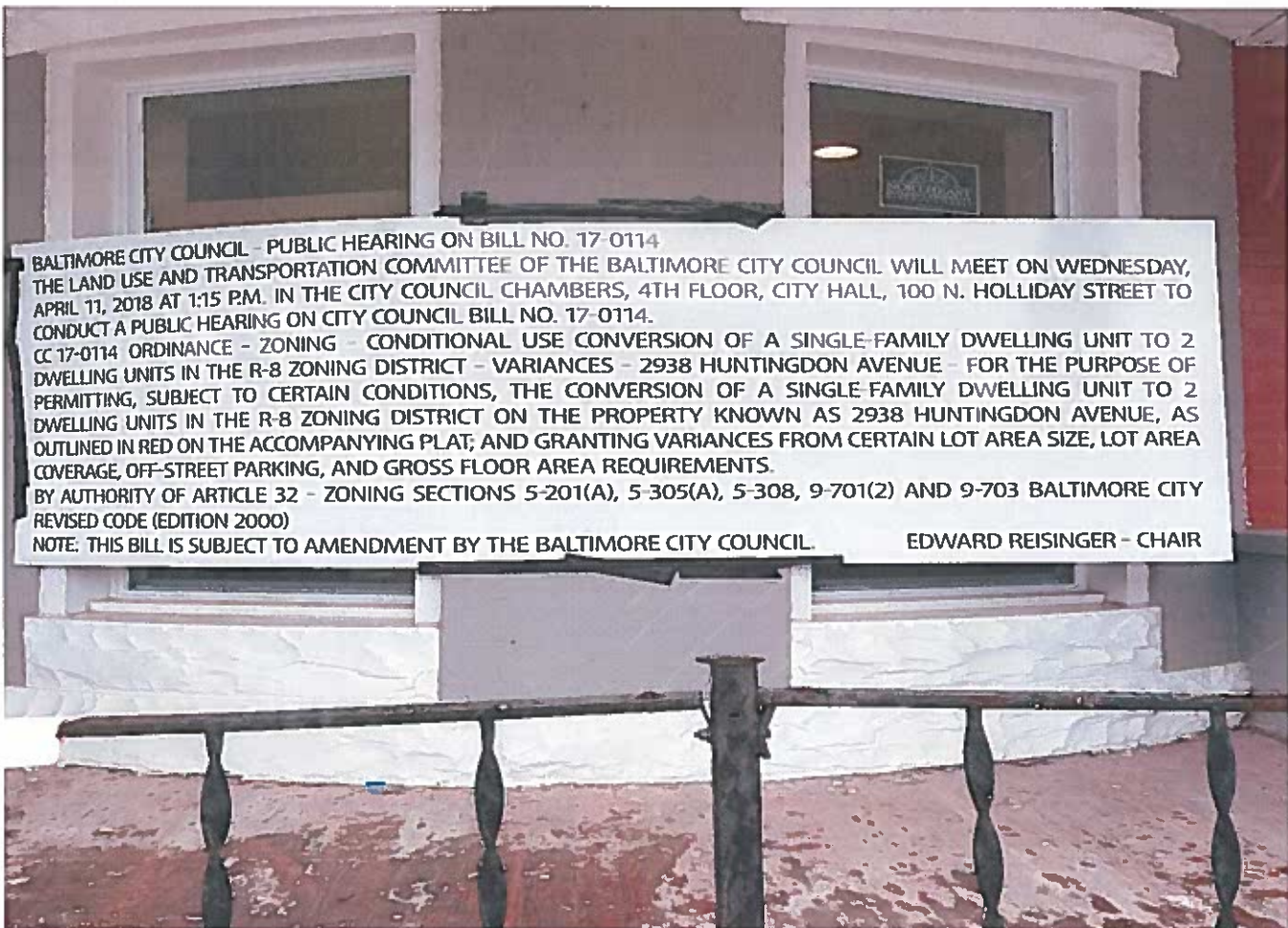
COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

Certificate of Posting

Baltimore City Council



Hearing Notice City Council Bill: 17-0114



BALTIMORE CITY COUNCIL - PUBLIC HEARING ON BILL NO. 17-0114
THE LAND USE AND TRANSPORTATION COMMITTEE OF THE BALTIMORE CITY COUNCIL WILL MEET ON WEDNESDAY,
APRIL 11, 2018 AT 1:15 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. 17-0114.
CC 17-0114 ORDINANCE - ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2
DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES - 2938 HUNTINGDON AVENUE - 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 2938 HUNTINGDON AVENUE, AS
OUTLINED IN RED ON THE ACCOMPANYING PLAT; AND GRANTING VARIANCES FROM CERTAIN LOT AREA SIZE, LOT AREA
COVERAGE, OFF-STREET PARKING, AND GROSS FLOOR AREA REQUIREMENTS.
BY AUTHORITY OF ARTICLE 32 - ZONING SECTIONS 5-201(A), 5-305(A), 5-308, 9-701(2) AND 9-703 BALTIMORE CITY
REVISED CODE (EDITION 2000)
NOTE: THIS BILL IS SUBJECT TO AMENDMENT BY THE BALTIMORE CITY COUNCIL. EDWARD REISINGER - CHAIR

2938 Huntingdon Avenue, Baltimore, MD, 21211

Posted 3/20/18

Elan Kotz 

PO BOX 4751 Baltimore MD 21211

703-489-3127

Coates, Jennifer

From: Coates, Jennifer
Sent: Tuesday, March 13, 2018 6:42 PM
To: '2938Huntingdon@gmail.com'
Subject: Hearing on City Council Bill 17-0114
Attachments: 17-0114 - Zoning - Conditional Use Conversion - 2938 Huntingdon Avenue.doc; Sign Posting Contacts.pdf

Good Afternoon Mr. Kotz:

Attached is the information you will need to post and advertise the subject bill to be heard by the Land Use and Transportation Committee on April 11, 2018 at 1:15 p.m. I have also attached a contact list for sign makers and included business cards for newspaper contacts if you are in need of such. Thank you!

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.



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 OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

Confidentiality Notice:

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TO: Elan Kotz, Remington Rover, LLC
FROM: Jennifer Coates, Committee Staff for Land Use and Transportation
Committee, Baltimore City Council
DATE: March 13, 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. 17-0114
Date: Wednesday, April 11, 2018
Time: 1:15 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://legislative.reference.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 Jennifer.Coates@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, A SIGN MUST BE POSTED ON THE PROPERTY **BY WEDNESDAY, MARCH 21, 2018**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0114

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, April 11, 2018 at 1:15 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. 17-0114.

CC 17-0114 **ORDINANCE - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon Avenue - 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.**

BY authority of
Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
Baltimore City Revised Code
(Edition 2000)

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:

Elan Kotz
P.O Box 4751
Baltimore, MD 21211
1-703-489-3127

ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:

RICHARD HOFFMAN
AMERICAN DRAFTING SERVICE
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047

PHONE: (410) 879-3122
E-MAIL: DICK_E@COMCAST.NET

LA GRANDE VISION
JAMES EARL REID
408 E. EAGER STREET
BALTIMORE, MARYLAND 21202

PHONE: (410) 448-4913 or (410) 783-1555

FAX (410) 783-1559

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

OR ANY OTHER COMPANY OF YOUR CHOICE. THE SIGNS MUST BE MADE IN ACCORDANCE WITH THE RULES OF THE BOARD OF MUNICIPAL AND ZONING APPEALS.

THIS OFFICE IS NOT ASSOCIATED WITH ANY OF THE ABOVE DRAFTING COMPANIES, NOR DO WE RECOMMEND ANY SPECIFIC ONE.

Certificate of Posting

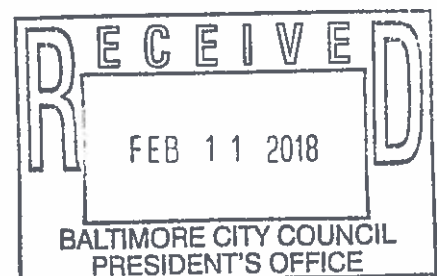
Baltimore City Council

Hearing Notice City Council Bill: 17-0114



2938 Huntingdon Avenue, Baltimore, MD, 21211

Posted 2/7/18



Elan Kotz 

PO BOX 4751 Baltimore MD 21211

703-489-3127

TO: Elan Kotz, Remington Rover, LLC
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council
DATE: January 24, 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. 17-0114
Date: Wednesday, February 28, 2018
Time: 1:20 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:

- 1) must be posted by sign on the property involved, **21 days prior** to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and

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 on the property, 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, A SIGN MUST BE POSTED ON THE PROPERTY **BY WEDNESDAY, FEBRUARY 7, 2018**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0114

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 28, 2018 at 1:20 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. 17-0114.

CC 17-0114 **ORDINANCE - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon Avenue** - 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

BY authority of
Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
Baltimore City Revised Code
(Edition 2000)

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:

Elan Kotz
P.O Box 4751
Baltimore, MD 21211
1-703-489-3127

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0114 / Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue		

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

DATE: October 20, 2017

At its regular meeting of October 19, 2017, the Planning Commission considered City Council Bill #17-0114, 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended disapproval of City Council Bill #17-0114, and adopted the following resolution, nine members being present (nine in favor):

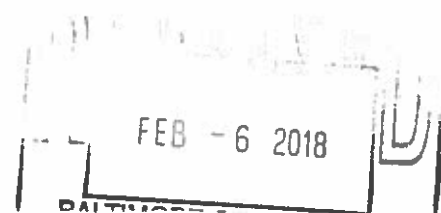
RESOLVED, That the Planning Commission disagrees with the staff recommendation that City Council bill 17-0114 should not be recommended for approval, and therefore recommends approval of the bill.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- 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. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Lindsay Wines, DOT
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Elan Kotz for Remington Rover LLC





*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Sean Davis, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

October 19, 2017

REQUEST: City Council Bill #17-0114/ Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue:

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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

RECOMMENDATION: Disapproval

STAFF: Martin French

PETITIONERS: Councilmember Stokes, at the request of Remington Rover LLC

OWNER: Remington Rover LLC

SITE/ GENERAL AREA

Site Conditions: This property is located on the west side of Huntingdon Avenue approximately 30'2" southeast of its intersection with 30th Street, measures approximately 15' by 70', and is currently improved with a two-story porch-front middle-of-row residential building measuring approximately 15' by 53'. This structure was built around 1900 as a single-family dwelling in a row of such dwellings served by the street-car line that ran in front of the site on Huntingdon Avenue.

General Area: This property is located at the northwest corner of a predominantly residential area known as Remington that is comprised primarily of two-story attached dwellings with some non-residential uses such as churches and small retail establishments present. This northern portion of the larger Remington area was developed from the 1880s to the first decade of the 20th Century. To the northwest of this site is the Wyman Park multi-purpose center building built in the 1980s and the Stoney Run stream valley park known as Wyman Park, which also separates this northern end of Remington from the southern end of Hampden. Several blocks east of this site is the Homewood campus of the Johns Hopkins University.

HISTORY

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

CONFORMITY TO PLANS

The proposed use does not directly support the goals, objectives and strategies contained in the Comprehensive Master Plan for the City of Baltimore. With respect to community character, the structure of which this property is a part is a group of single-family attached houses, part of a community defined by its single-family row-housing. Use of the property as two dwelling units, and more specifically as a two-story dwelling unit with a basement efficiency apartment, would not be consistent with the traditional single-family occupancy pattern of Remington that has existed since its original development in the latter half of the 19th Century. In this context, the proposed action does not assist realization of LIVE Goal 1, Build Human and Social Capital by Strengthening Neighborhoods, since this portion of the Remington area is already stable and not beset by abandonment or similar problems that would call for the remedy of increasing residential density.

ANALYSIS

Background: The owner intends to continue to use the upper two levels of the property as it has been used since its construction, i.e., as a single dwelling unit. The requested approval of conditional use as two dwelling units is intended to allow use of what was a basement as a new dwelling unit, which would be entered directly through the approximately 12' deep rear yard from the 10' wide alley behind the property.

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.

Below is the staff's review of §5-406(b) {"Required considerations"} of Article 32 – Zoning:

- the nature of this site, particularly its size, is not appropriate for the proposed additional dwelling unit, as noted under "Variances" below;
- re-activating the existing structure as two dwelling units would not assist preservation of the traditional character of the neighborhood; and,
- ~~the proposed use does not meet all other applicable standards and requirements of the Code, thereby requiring substantial variances of those standards and requirements, as noted under "Variances" below.~~

Variances

- The Zoning Code (Article 32 of the Baltimore City Code) requires property in the R-8 zoning district to have 750 square feet of lot area per dwelling unit (Table 9-401 and §9-703.d. which references this Table). A lot area of 1,500 square feet is thus required for the proposed two dwelling units. This lot has an area of 1,050 square feet, and so a

variance of 450 square feet or 30% is needed to reduce this requirement.

- The Zoning Code requires the existing dwelling to have 1,500 square feet of gross floor area in order to allow conversion to more than one dwelling unit (§9-703.b.). According to State Department of Assessment and Taxation records, this property contains 1,560 square feet of above-grade living area (which would satisfy this criterion if the upper levels were proposed for conversion to two dwelling units, one per floor) and 350 square feet of finished basement area. This latter is less than half the floor area needed for a new dwelling unit. In effect, the proposed internal division of the existing dwelling uses a fiction (use of the floor area attributable to one of the upper two levels as part of the floor area of a new basement dwelling unit) to appear to satisfy this standard.
- The Zoning Code requires each newly-created dwelling unit to have, for a 1-bedroom unit, 750 square feet of floor area (§9-703.c.). As the basement unit has only 350 square feet of area, or less than half the floor area needed for a new dwelling unit, a variance of 400 square feet or 53% is needed to reduce this requirement. This is an excessive amount of variance given the other options available to the property owner now renovating this building.
- The Zoning Code requires one off-street parking space for each dwelling unit (§9-703.f.), which could not be provided as the depth of the rear yard is less than 18'. A variance is therefore needed for approval of the proposed conversion.

Planning staff consider the amount and extent of the variances cited above as inappropriate in the context of protecting the existing community fabric of the Remington area.

Notification: Planning staff notified the Greater Remington Improvement Association and the Remington Neighborhood Alliance of this matter.



Thomas J. Stosur
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

January 2, 2018

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

RE: CC Ord.17-0114: Zoning – Conditional Use Conversion of Single-family Dwelling to Multiple-family dwelling with Two Dwelling Units in the R-8 Zoning District, with variances, on the property located at 2938 Huntingdon Avenue

Ladies and Gentlemen:

City Council Bill No. 17-0114 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. 17-0114 is to permit, subject to certain conditions, the conversion of a single-family dwelling to a multiple-family dwelling containing two dwelling units on the property known as 2938 Huntingdon Avenue, as outlined in red on the accompanying plat, and granting specified variances.

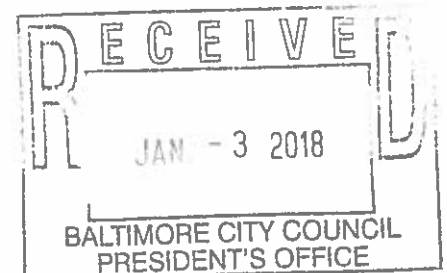
After review and consideration of the proposed legislation, BMZA defers to the recommendation of the Department of Planning on the passage of Bill No. 17-0114.

Sincerely,

David C. Tanner
Executive Director

DCT/djb

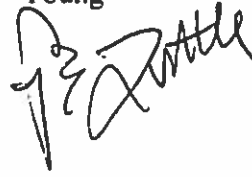
CC: Mr. Kyron Banks, Mayors Office of Council Relations
Ms. Natawna Austin, Office of the City Council President
Mr. Geoffrey Veale, Zoning Administrator



Defers to Planning

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: November 7, 2017
RE: Council Bill 17-0114



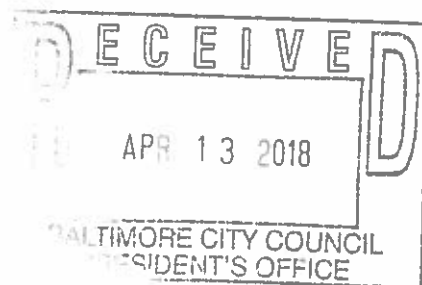
I am herein reporting on City Council Bill 17-0114 introduced by Councilmembers Stokes at the request of Remington Rover, LLC.

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 2938 Huntingdon Avenue, and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.


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 first week of November 2017. 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 17-0114.



not opposed

F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0114		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

December 22, 2017

I am herein reporting on City Council Bill 17-0114- Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon Avenue 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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

DOT supports this bill and respectfully requests a favorable report.

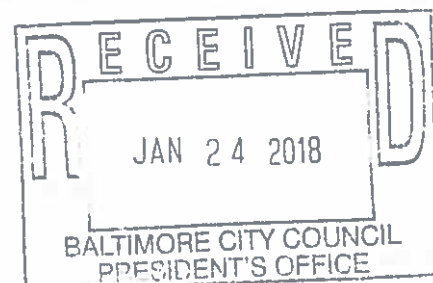
Respectfully,



Michelle Pourciau
Director

MP/lw

Cc: Kyron Banks, Mayor's Office




**CITY OF BALTIMORE
COUNCIL BILL 17-0114
(First Reader)**

Introduced by: Councilmember Stokes
At the request of: Remington Rover, LLC
Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211
Telephone: 1-703-489-3127

Introduced and read first time: August 14, 2017

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 – Variances –**
4 **2938 Huntingdon Avenue**

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 2938
7 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances
8 from certain lot area size, lot area coverage, off-street parking, and gross floor area
9 requirements.

10 BY authority of

11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 2938 Huntingdon Avenue, as outlined in red on
18 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-
19 201(a) and 9-701(2), subject to the condition that the building complies with all applicable
20 federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
22 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of § 9-703(d) for bulk and yard regulations, including lot area per dwelling unit, for
24 the district in which the building is located.

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

STATEMENT OF INTENT

FOR

2938 Huntingdon Avenue, Baltimore, MD

{Address}

1. Applicant's Contact Information:

Name: Remington Fover, LLC

Mailing Address: PO BOX 4751, Baltimore, MD, 21211

Telephone Number: 703-489-3127

Email Address: 2938Huntingdon@gmail.com

2. All Proposed Zoning Changes for the Property: _____

3. All Intended Uses of the Property: conversion of 1 dwelling unit to 2 dwelling units

4. Current Owner's Contact Information:

Name: Remington Fover, LLC

Mailing Address: PO BOX 4751, Baltimore, MD, 21211

Telephone Number: 703-489-3127

Email Address: 2938Huntingdon@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on June 9, 2017 by deed recorded in the Land Records of Baltimore City in Liber 19264 Folio 179.

6. Contract Contingency:

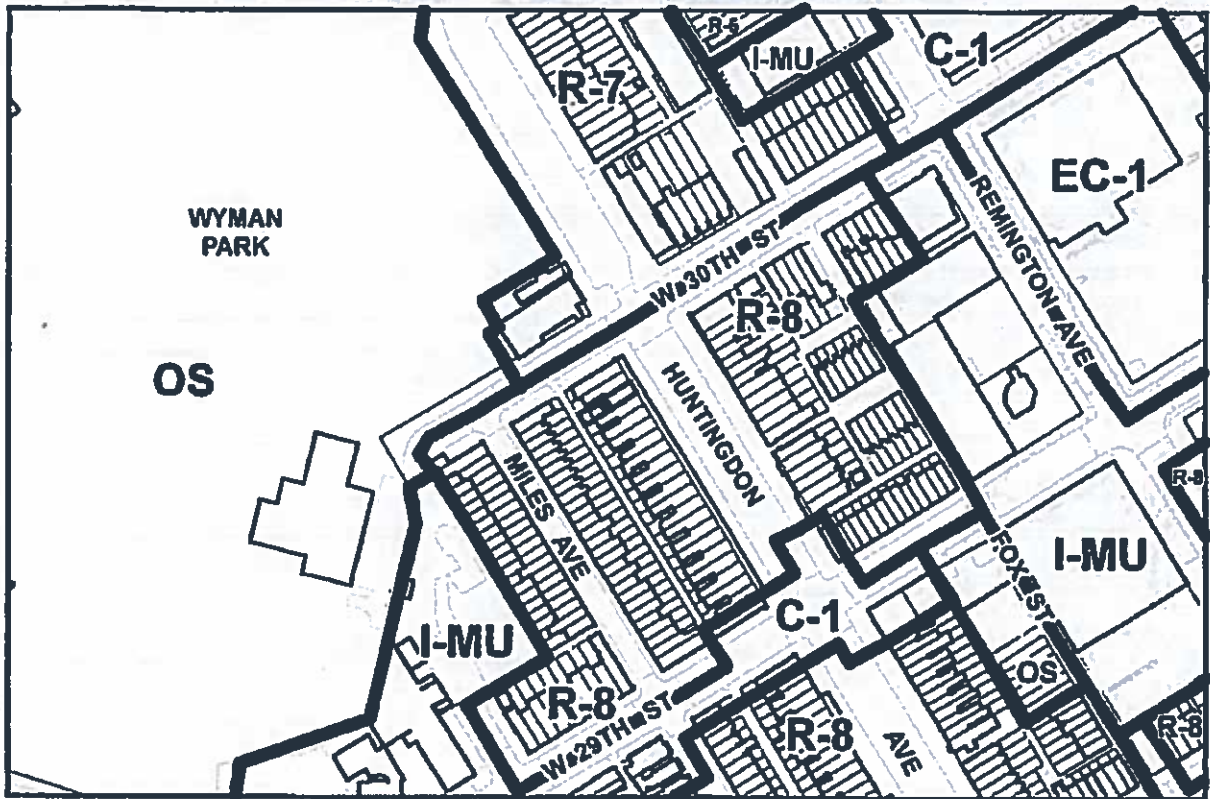
(a) There is _____ is not * a contract contingent on the requested legislative authorization.

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

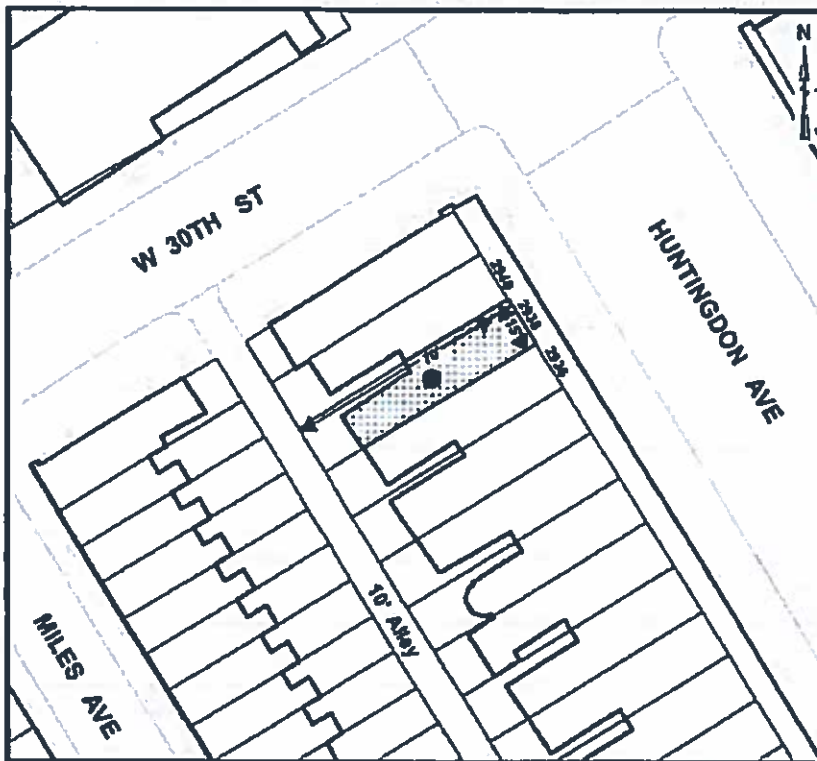
(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*: _____

114

**SHEET NO. 35 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. 2938 HUNTINGDON AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single Family Dwelling Unit To A Two Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 12 SECTION 2
BLOCK 3853 LOT 51

MAYOR

PRESIDENT CITY COUNCIL

11/1

CITY OF BALTIMORE

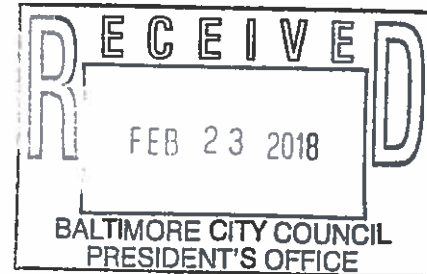
CATHERINE E. PUGH,
Mayor



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

February 23, 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 17-0114 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntington Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0114 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 2938 Huntingdon Avenue. The bill also grants variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

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 variances for lot area per dwelling unit, gross floor area for the existing dwelling, gross floor area per dwelling unit, and off-street parking requirements. 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.

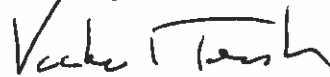
The Law Department notes that the Planning Staff Report ("Report") fails to provide any findings of fact that would allow approval of either the conditional use or the variances. Instead the Report concludes that: (1) the proposed use "does not support the goals, objectives and strategies contained in the Comprehensive Master Plan"; (2) the site "is not appropriate for the additional dwelling unit" and fails to meet applicable standards in the zoning code, which creates the need for substantial variances; and that (3) the variances required are "inappropriate in the context of protecting the existing community fabric...." Report at pages 2-3. Nonetheless, the memorandum from the Director of the Planning Department to the City Council, dated October 20, 2017, states that "the Planning Commission disagrees with the staff recommendation that City Council bill 17-0114 should not be recommended for approval, and therefore recommends approval of the bill."

The Law Department points out that, in the absence of any supporting facts supplied by the Report, CB 17-0114 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 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 standard for conditional use and variances have been met.

Sincerely,



Victor K. Tervala
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant City Solicitor

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: December 19, 2017

Re: **City Council Bill 17-0114 - Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0114, 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 2938 Huntingdon Avenue and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

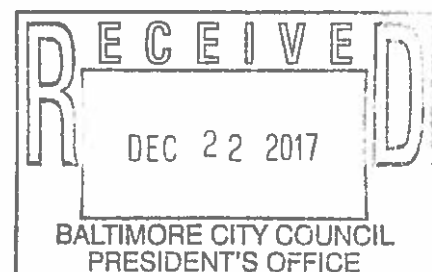
If enacted, this bill would allow a single family home to be converted to a two-dwelling unit by renovating the 350 square feet of basement area to an efficiency apartment with access through the rear yard from an alley behind the property. The depth of the rear yard is less than 18 feet so it would not be able to accommodate an off-street parking space, which would require a variance. Also, the lot area is less than the required 1,500 square feet so a 30% variance is needed and the required floor area would be less than the required 750 square feet for a dwelling unit so a 53% variance is necessary.

The property was purchased in June of 2017 and three construction permits were obtained in June/July of 2017. A vacant building notice was issued on November 14, 2017 due to the property being open to casual entry and unfit for human habitat.

The Department of Housing and Community Development defers to the Department of Planning on the passage of City Council Bill 17-0114.

MB:sd

*Defers
to Planning*





MEMORANDUM

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

FROM: William H. Cole, President and CEO *[Signature]*

DATE: August 28, 2017

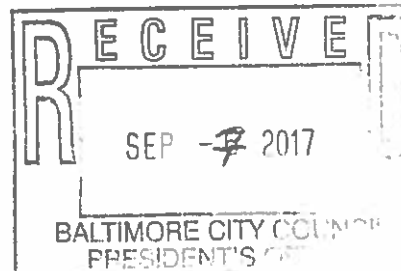
SUBJECT: City Council Bill 17-0114
Zoning – Conditional Use Conversion of a Dwelling Unit – 2938 Huntingdon Ave


The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0114, for the purpose of allowing the property known as 2938 Huntingdon Avenue to be converted from a single-family dwelling unit to two (2) dwelling units in the R-8 zoning district.

The BDC has no objection to City Council Bill No. 17-0114.

cc: Kyron Banks

*No
obj*



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 St. 21202		
	SUBJECT	City Council Bill #17-0114 Response to Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon Avenue		

DATE:

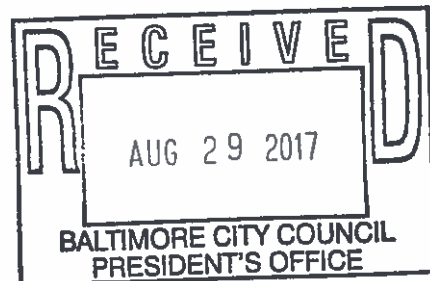
TO

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

August 28, 2017

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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements

The Fire department does not object to City Council Bill 17-0114 provided that all applicable sections of the Fire and Building codes are adhered. This may include a requirement for plans to be submitted to the Fire Department, an annual Fire inspection, permit, automatic sprinkler system, and Fire Alarm.



no obj





Baltimore City Department of
**HOUSING & COMMUNITY
DEVELOPMENT**

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

Ref: 2415 W. Lexington Street

Date: February 20, 2018

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) 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 reviewed the information submitted by the applicant. The floor plans indicate a gross floor area of 1,859 square feet for the existing dwelling, with 1,035 square feet for the proposed first floor (2-two bedroom) unit, and 824 square feet for the second floor (1-bedroom unit). Off-street parking (at least one space) is to be provided in the rear of the property. The lot area for the property is approximately 2,300 square feet, in compliance with the applicable lot area per dwelling unit. Based on these submissions, the proposed conversion meets the standards under Subsection 9-703 of the code.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Geoffrey M. Veale".

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Mr. Derrick Shaw
Councilman John Bullock

Coates, Jennifer

From: Remington Rover <2938huntingdon@gmail.com>
Sent: Tuesday, April 10, 2018 11:42 AM
To: Coates, Jennifer
Subject: Re: Hearing on City Council Bill 17-0114
Attachments: FOF_Variance_2938HuntingdonAvenue - EZ - 3.20.18 CLH Rev. 1 (1).pdf; LU FOF 17-0103 RZ EZ - 3.20.18 - CLH Rev. 1 (1).pdf

Hello Jennifer-

Attached are reformatted and tweaked FOF docs form tomorrow's hearing. Please use these to be distributed to the council.

Thank you very much!

Elan

On Thu, Mar 22, 2018 at 9:32 AM, Remington Rover <2938huntingdon@gmail.com> wrote:
Excellent. Thank you, Jennifer, have a great rest of your week.

Elan

On Wed, Mar 21, 2018 at 1:43 PM, Coates, Jennifer <Jennifer.Coates@baltimorecity.gov> wrote:

Mr. Kotz:

I forwarded you email to Ms. Natawna Austin for processing. She notified me that she has responded to you.

Jennifer Coates

From: Remington Rover [mailto:2938huntingdon@gmail.com]
Sent: Tuesday, March 20, 2018 10:40 PM
To: Coates, Jennifer <Jennifer.Coates@baltimorecity.gov>
Subject: Re: Hearing on City Council Bill 17-0114

Hello Miss Coates-

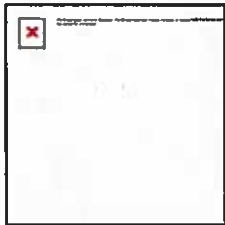
Attached is my PDF template of the sign posted on 2938 Huntingdon Avenue in preparation for April 11th hearing. Please confirm receipt and acceptance. Thank you for all of your assistance in this process

On Tue, Mar 13, 2018 at 6:41 PM, Coates, Jennifer <Jennifer.Coates@baltimorecity.gov> wrote:

Good Afternoon Mr. Kotz:

Attached is the information you will need to post and advertise the subject bill to be heard by the Land Use and Transportation Committee on April 11, 2018 at 1:15 p.m. I have also attached a contact list for sign makers and included business cards for newspaper contacts if you are in need of such. Thank you!

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.



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 OF COUNCIL
SERVICES

Office: [\(410\) 396-1260](tel:(410)396-1260)

Fax: [\(410\) 545-7596](tel:(410)545-7596)

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.





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:

City Council Bill No. 17-0114

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances – 2938 Huntingdon Avenue

- (1) the establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare for the following reasons:

The establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare because the proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Remington neighborhood and is supported by the Greater Remington Improvement Association ("GRIA").

- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;

The subject property is not located within an Urban Renewal Area and is not precluded by any other law. However, the proposed use is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use is consistent with the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner adds diversity to the current landscape.

received
4/10/18 JLC

STATE OF TEXAS - COUNTY OF DALLAS

NOTICE OF PUBLIC HEARING

WHEREAS, the Board of Commissioners of the State of Texas, by Chapter 100 of the Acts of the 75th Legislature, Regular Session, 1957, authorized the State Board of Education to acquire, construct, lease, or otherwise obtain, and to operate, maintain, and use, real property for the purpose of providing for the education of children in the State of Texas;

AND WHEREAS, the State Board of Education, by its Board of Directors, has authorized the State Board of Education to acquire, construct, lease, or otherwise obtain, and to operate, maintain, and use, real property for the purpose of providing for the education of children in the State of Texas;

AND WHEREAS, the State Board of Education, by its Board of Directors, has authorized the State Board of Education to acquire, construct, lease, or otherwise obtain, and to operate, maintain, and use, real property for the purpose of providing for the education of children in the State of Texas;

AND WHEREAS, the State Board of Education, by its Board of Directors, has authorized the State Board of Education to acquire, construct, lease, or otherwise obtain, and to operate, maintain, and use, real property for the purpose of providing for the education of children in the State of Texas;

AND WHEREAS, the State Board of Education, by its Board of Directors, has authorized the State Board of Education to acquire, construct, lease, or otherwise obtain, and to operate, maintain, and use, real property for the purpose of providing for the education of children in the State of Texas;

AND WHEREAS, the State Board of Education, by its Board of Directors, has authorized the State Board of Education to acquire, construct, lease, or otherwise obtain, and to operate, maintain, and use, real property for the purpose of providing for the education of children in the State of Texas;

AND WHEREAS, the State Board of Education, by its Board of Directors, has authorized the State Board of Education to acquire, construct, lease, or otherwise obtain, and to operate, maintain, and use, real property for the purpose of providing for the education of children in the State of Texas;



2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents: 2938 Huntingdon will provide an affordable housing unit, to allow for a more diverse variety of choices for residents hoping to move into the neighborhood.

(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. This authorization is in the public interest as demonstrated by a petition of support containing the signatures of the majority of residents living on the 2900 block of Huntingdon Avenue, showing unanimous support. Not one resident, homeowner, or renter was in opposition. The homeowner of 2938 Huntingdon Avenue also received a letter of support from GRIA.

(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 preservation of a part of the neighborhood's traditional and architectural character.

Furthermore, the conditional user requested benefits the neighborhood by allowing revitalization of a defunct property on the verge of disrepair that sat vacant for years collecting environmental, housing, and various other liens.

After consideration of the following, where applicable:

(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 size of the site is the same as other 2- unit dwellings on the same block.

(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 cannot, however, provide the required off-street parking space in the rear yard. A variance of the off-street parking requirements has been requested as part of this City Council

ordinance. A petition was collected of each resident on the 2900 block of Huntingdon Avenue in support of the off-street parking variance.

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

The area is predominantly residential in nature with commercial uses on the corners. The proposed use will not impair present and future development. Already existing on the 2900 block of Huntingdon, and throughout all of Remington, are 2 unit dwellings which have positively added to the population density.

(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 with zero negative impact.

(5) accessibility of the premises for emergency vehicles;

The premises is easily accessed by emergency vehicles using Huntingdon Avenue, 30th St, and the alley behind the property. The addition of a second dwelling unit will not impact the accessibility of the premises for 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. As the conditional use does not propose any exterior changes to the property, it will not impact the accessibility of light and air to the premises or to property in the vicinity.

(7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, roads, drainage, and other necessary facilities have been provided. Electrical and gas was upgraded through BGE to support the dwellings adequately.

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

Not applicable.

(9) the character of the neighborhood;

Rehabilitating the existing structure would assist preservation of the traditional character of the neighborhood. Prior to the homeowner's purchase, 2938 Huntingdon was vacant for years, attracting a rodent and pest infestation that affected the neighbors. The homeowner was thanked by many neighbors for putting in the expense and commitment to resolve those issues.

(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 Vision 1 "This Plan reinforces this vision with policies and strategies that encourage development, infill and redevelopment that is transit oriented, brings back vacant areas into productive use"

It would also be consistent with Baltimore City's CMP Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents, and Objective 2: Strategically Redevelop Vacant Properties throughout the City.

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

The property is not located within an Urban Renewal Area, but the proposed action is consistent with the Remington Neighborhood Plan:

Plan Goals: 1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working. 2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents.

2.4 Neighborhood Trends- 1. Rehabilitation of abandoned or vacant homes. Investors and homebuyers feel confident enough about a neighborhood that they are willing to undertake significant renovations to modernize and make abandoned houses livable again.

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

The proposed use will meet applicable standards and requirements of the Code provided that the requested variances are granted.

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

The proposed use meets the intent and purpose of the Code, specifically the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods.

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

Not applicable.

SOURCE OF FINDINGS (Check all that apply):

Planning Report

Testimony presented at the Committee hearing

Oral – Witness Name:

Elan Kotz, homeowner

Written – Submitted by:

Elan Kotz – 2/28/18

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

4834-9509-1295, v. 1

Member

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 5-308 of the Baltimore City Code, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A VARIANCE FOR LOT AREA SIZE, LOT AREA COVERAGE, GROSS FLOOR AREA, AND OFF-STREET PARKING.

City Council Bill No. 17-0114

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue

(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, as well as the lot design and sizing. These unique features create a practical difficulty (as discussed below) in complying with the lot area size, lot area coverage, gross floor area, and off-street parking requirements of the Zoning Code. The lot is approximately 15' by 70". The two-story front porch residential building measures approximately 15' x 53'. The property is currently undergoing extensive improvement from its previously vacant state of near disrepair.

(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:

received
4/10/15 JPC



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1. The physical features of the existing structure, as well as the lot area and gross floor area of the structure, limit construction locations and options for meeting zoning requirements.
 2. Acquiring and providing additional lot area would require the purchase of additional property and would be counter to maintaining the character and fabric of the neighborhood.
 3. Gross floor area only requires a small variance being that the actual square footage of the ground floor is 731 sq. ft., not 350 sq. ft. as reported in the Planning Department staff report. This only requires a minimal variance percentage.
 4. As the existing structure occupies most of the lot, there is simply not space to provide any off-street parking on the property. .
- (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 any of Remington's original property designs and dimensions as built in the early 1900's 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 adding more residents who are passionate about their neighborhoods and seeing it flourish.

(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 (Article 32 of the Baltimore City Code) requires a property in the R-8 zoning district to have 750 square feet of lot area per dwelling unit (Table 9-401 and Section 9-703.d. which references this table). A lot area of 1,500 square feet is thus required for the proposed two dwelling units. This lot has an area of 1,050 square feet, so a variance of 450 square feet or 30% is needed to reduce this requirement. Due to the original design of the property in 1920, the lot area is insufficient.

- The Zoning Code requires the existing dwelling to have 1,500 square feet of gross floor area in order to allow conversion to more than one dwelling unit (Section 9-703.b.). According to State Department of Assessment and Taxation (SDAT) records, the property contains 1,560 square feet of above grade floor area. The State Department of Assessment and Taxation records are incorrect and outdated in reference to the finished basement area. When the owner purchased the property, the basement was approximately 731 sq. ft. The owner dug the basement to proper ceiling height according to Code as well. A variance of 19 square feet or 2.5% is needed to reduce this requirement. Due to the original design of the property in 1920, the gross floor area is insufficient. (Ground Floor drawings provided for reference)
- The Zoning Code requires each newly-created dwelling unit to have, for a 1-bedroom unit, 750 square feet of floor area (Section 9-703.c.). Based upon the incorrect SDAT records and the ground floor being improved to 731 sq. ft. prior to the owner purchasing the property, a small variance of 19 square feet or 2.5% is needed to meet the zoning requirement. Due to the original design of the property in 1920, the floor area is insufficient.
- 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 width of the lot being less than 18'. The owner approached and spoke to every resident, both homeowner and renter on the 2900 block of Huntingdon Avenue and got their signature and unanimous support in a signed petition. Due to the original design of the property and lot size in 1920, the off-street parking requirement cannot be met.

(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 is residential. The neighborhood is also residential.

(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 proposed actions is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use would benefit the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner and his girlfriend add diversity to the current landscape.
2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents. 2938 Huntingdon will provide an affordable housing unit, to 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.

The variances are supported by GRIA (see Letter of Support).

SOURCE OF FINDINGS (Check all that apply):

- Planning Report
- Testimony presented at the Committee hearing

Oral – Witness Name:

Elan Kotz, Remington Rover, LLC

Written:

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

Member

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 11, 2018

1:15 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0114

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0114

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon Avenue

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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

Sponsors: Robert Stokes, Sr.

A motion was made by Member Costello, seconded by Member Stokes, Sr., that this 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.

Abstain, COI: 1 - Member Clarke

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



HEARING NOTES

Bill: 17-0114

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District –
Variances - 2938 Huntingdon Avenue**

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

Hearing Date: April 11, 2018
Time (Beginning): 1:35 PM
Time (Ending): 2:00 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~35
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
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, Eric
Seconded b..... Councilmember Stokes, Robert
Final Vote:Favorable

Major Speakers

(This is not an attendance record.)

- Mr. Martin French, Department of Planning
 - Ms. Victor Tervalá, Law Department
 - Mr. Derrick Baumgardner, Board of Municipal Zoning Appeals
 - Ms. Katelyn McCauley, Department of Transportation
 - Ms. Sharon DaBoin, Department of Housing and Community Development
 - Mr. Raven Thompson, Baltimore Development Corporation
 - Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City
 - Ms. Caroline Hecker, representative for the applicant
 - Mr. Elan Kotz, owner and applicant
 - Ms. Joan Floyd, President, Remington Neighborhood Association
-

Major Issues Discussed

1. Councilman Reisinger read the title and purpose of the bill.
 2. Mr. Martin French testified that although the Planning Department disapproved of the bill the Planning Commission disagreed with the Planning Department's staff report and recommended approval of the bill.
 3. Mr. Victor Tervalá testified that because findings of fact had not been presented by the Planning Department that the committee must provide findings of fact for the bill.
 4. Ms. Laura Bianca-Pruett testified that the Parking Authority of Baltimore supports the bill.
 5. All agency representatives testified in support of their respective agencies' written position on the bill.
 6. Ms. Caroline Hecker testified on behalf of the applicant in support of the bill. She presented oral and written testimony from revised Findings of Fact; (received from Mr. Elan Kotz on 4/10/18) pertaining to the finding of facts for the conditional use and variance. She presented information in response to all of the considerations under Article 32, Section 5-406 and 5-308. She indicated that the immediate residential neighborhood had both single and multi-family dwellings. She was asked by Ms. Joan Floyd to restate findings of fact regarding the variance. Ms. Hecker restated findings of fact for the variance which were also presented to the committee in written form as submitted by the applicant, Mr. Elan Kotz.
 7. Mr. Elan Kotz testified in support of the bill. He indicated that he had purchased the property in June of 2017; the property had been in foreclosure for two years; after the passage of the last comprehensive rezoning bill (Transform Baltimore) he was told he would need City Council authorization for approval of two dwelling units; there is a demand for affordable housing in the area; the newly-built Remington Row housing complex does not provide affordable housing; there are other multi-dwelling units in the immediate neighborhood.
 8. Ms. Joan Floyd presented testimony in reference to two handouts: "Variances: On Row House Blocks – The Basics; and Real Property Data Search records for neighborhood properties. Ms. Floyd requested Ms. Hecker to restate findings of fact for the variance. Ms. Hecker restated the findings. Ms. Floyd also testified about compliance with Article 32, Subtitle 7 – Residential Conversions.
-

9. Ms. Shannon Conway provided written testimony and spoke on behalf of the Greater Remington Improvement Association in support of the bill.
10. There was a motion to approve the findings of fact presented at the hearing. The motion passed. There was a motion to recommend a favorable report on the bill. The motion was approved

Further Study

Was further study requested?

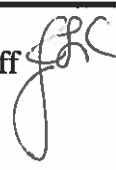
Yes No

If yes, describe.

Committee Vote:

Reisinger, Edward, Chairman.....Yea
Middleton, Sharon, Vice Chair.....Yea
Clarke, Mary Pat.....Abstain
Costello, EricYea
Dorsey, RyanYea
Pinkett, Leon.....Yea
Stokes, Robert:.....Yea

Jennifer L. Coates, Committee Staff



Date: April 11, 2018

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation | Chairperson: Edward Reisinger

Date: April 11, 2018 | Time: 1:15 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 - Variances 2938 Huntingdon Avenue | CC Bill Number: 17-0114

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	YES	NO	
PLEASE PRINT							TESTIFY				
IF YOU WANT TO TESTIFY PLEASE CHECK HERE											
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"/>	
Shannon	Conway			GRIA	21211	shannon@grionline.org					
Caroline	Hcker		25	S. Charles St., 2 nd FL	21201	check@cosbezmetn.com	<input checked="" type="checkbox"/>				
Justin	Williams		"	"	"	"	<input checked="" type="checkbox"/>				
Elan	Katz		2936	owner	21211	elankatz@gmail.com	<input checked="" type="checkbox"/>				
Shen	Shen			CEO							

(* 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.

LAND USE AND TRANSPORTATION COMMITTEE

BILL 17-0114

Communications

Mr. Elan Kotz, Revised Findings of Fact – Received 4/10/18

To Committee → **received**
4-11-18 *ERC*

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:

City Council Bill No. 17-0114

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances – 2938 Huntingdon Avenue

- (1) the establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare for the following reasons:**

The establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare because the proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Remington neighborhood and is supported by the Greater Remington Improvement Association ("GRIA").

- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;**

The subject property is not located within an Urban Renewal Area and is not precluded by any other law. However, the proposed use is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use is consistent with the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner adds diversity to the current landscape.

2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents: 2938 Huntingdon will provide an affordable housing unit, to allow for a more diverse variety of choices for residents hoping to move into the neighborhood.

(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. This authorization is in the public interest as demonstrated by a petition of support containing the signatures of the majority of residents living on the 2900 block of Huntingdon Avenue, showing unanimous support. Not one resident, homeowner, or renter was in opposition. The homeowner of 2938 Huntingdon Avenue also received a letter of support from GRIA.

(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 preservation of a part of the neighborhood's traditional and architectural character.

Furthermore, the conditional user requested benefits the neighborhood by allowing revitalization of a defunct property on the verge of disrepair that sat vacant for years collecting environmental, housing, and various other liens.

After consideration of the following, where applicable:

(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 size of the site is the same as other 2- unit dwellings on the same block.

(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 cannot, however, provide the required off-street parking space in the rear yard. A variance of the off-street parking requirements has been requested as part of this City Council

ordinance. A petition was collected of each resident on the 2900 block of Huntingdon Avenue in support of the off-street parking variance.

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

The area is predominantly residential in nature with commercial uses on the corners. The proposed use will not impair present and future development. Already existing on the 2900 block of Huntingdon, and throughout all of Remington, are 2 unit dwellings which have positively added to the population density.

(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 with zero negative impact.

(5) accessibility of the premises for emergency vehicles;

The premises is easily accessed by emergency vehicles using Huntingdon Avenue, 30th St, and the alley behind the property. The addition of a second dwelling unit will not impact the accessibility of the premises for 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. As the conditional use does not propose any exterior changes to the property, it will not impact the accessibility of light and air to the premises or to property in the vicinity.

(7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, roads, drainage, and other necessary facilities have been provided. Electrical and gas was upgraded through BGE to support the dwellings adequately.

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

Not applicable.

(9) the character of the neighborhood;

Rehabilitating the existing structure would assist preservation of the traditional character of the neighborhood. Prior to the homeowner's purchase, 2938 Huntingdon was vacant for years, attracting a rodent and pest infestation that affected the neighbors. The homeowner was thanked by many neighbors for putting in the expense and commitment to resolve those issues.

(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 Vision 1 "This Plan reinforces this vision with policies and strategies that encourage development, infill and redevelopment that is transit oriented, brings back vacant areas into productive use"

It would also be consistent with Baltimore City's CMP Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents, and Objective 2: Strategically Redevelop Vacant Properties throughout the City.

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

The property is not located within an Urban Renewal Area, but the proposed action is consistent with the Remington Neighborhood Plan:

Plan Goals: 1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working. 2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents.

2.4 Neighborhood Trends- 1. Rehabilitation of abandoned or vacant homes. Investors and homebuyers feel confident enough about a neighborhood that they are willing to undertake significant renovations to modernize and make abandoned houses livable again.

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

The proposed use will meet applicable standards and requirements of the Code provided that the requested variances are granted.

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

The proposed use meets the intent and purpose of the Code, specifically the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods.

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

Not applicable.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report
- Testimony presented at the Committee hearing

Oral – Witness Name:

Elan Kotz, homeowner

Written – Submitted by:

Elan Kotz – 2/28/18

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

4834-9509-1295, v. 1

Member

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 5-308 of the Baltimore City Code, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A VARIANCE FOR LOT AREA SIZE, LOT AREA COVERAGE, GROSS FLOOR AREA, AND OFF-STREET PARKING.

City Council Bill No. 17-0114

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue

(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, as well as the lot design and sizing. These unique features create a practical difficulty (as discussed below) in complying with the lot area size, lot area coverage, gross floor area, and off-street parking requirements of the Zoning Code. The lot is approximately 15' by 70". The two-story front porch residential building measures approximately 15' x 53'. The property is currently undergoing extensive improvement from its previously vacant state of near disrepair.

(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:

1. The physical features of the existing structure, as well as the lot area and gross floor area of the structure, limit construction locations and options for meeting zoning requirements.
2. Acquiring and providing additional lot area would require the purchase of additional property and would be counter to maintaining the character and fabric of the neighborhood.
3. Gross floor area only requires a small variance being that the actual square footage of the ground floor is 731 sq. ft., not 350 sq. ft. as reported in the Planning Department staff report. This only requires a minimal variance percentage.
4. As the existing structure occupies most of the lot, there is simply not space to provide any off-street parking on the property. .

- (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 any of Remington's original property designs and dimensions as built in the early 1900's 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 adding more residents who are passionate about their neighborhoods and seeing it flourish.

(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 (Article 32 of the Baltimore City Code) requires a property in the R-8 zoning district to have 750 square feet of lot area per dwelling unit (Table 9-401 and Section 9-703.d. which references this table). A lot area of 1,500 square feet is thus required for the proposed two dwelling units. This lot has an area of 1,050 square feet, so a variance of 450 square feet or 30% is needed to reduce this requirement. Due to the original design of the property in 1920, the lot area is insufficient.

- The Zoning Code requires the existing dwelling to have 1,500 square feet of gross floor area in order to allow conversion to more than one dwelling unit (Section 9-703.b.). According to State Department of Assessment and Taxation (SDAT) records, the property contains 1,560 square feet of above grade floor area. The State Department of Assessment and Taxation records are incorrect and outdated in reference to the finished basement area. When the owner purchased the property, the basement was approximately 731 sq. ft. The owner dug the basement to proper ceiling height according to Code as well. A variance of 19 square feet or 2.5% is needed to reduce this requirement. Due to the original design of the property in 1920, the gross floor area is insufficient. (Ground Floor drawings provided for reference)
- The Zoning Code requires each newly-created dwelling unit to have, for a 1-bedroom unit, 750 square feet of floor area (Section 9-703.c.). Based upon the incorrect SDAT records and the ground floor being improved to 731 sq. ft. prior to the owner purchasing the property, a small variance of 19 square feet or 2.5% is needed to meet the zoning requirement. Due to the original design of the property in 1920, the floor area is insufficient.
- 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 width of the lot being less than 18'. The owner approached and spoke to every resident, both homeowner and renter on the 2900 block of Huntingdon Avenue and got their signature and unanimous support in a signed petition. Due to the original design of the property and lot size in 1920, the off-street parking requirement cannot be met.

(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 is residential. The neighborhood is also residential.

(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 proposed actions is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use would benefit the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner and his girlfriend add diversity to the current landscape.
2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents. 2938 Huntingdon will provide an affordable housing unit, to 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/endorse the public health, safety, or welfare; or be in any way contrary to the public interest.

The variances are supported by GRIA (see Letter of Support).

SOURCE OF FINDINGS (Check all that apply):

- Planning Report
- Testimony presented at the Committee hearing

Oral – Witness Name:

Elan Kotz, Remington Rover, LLC

Written:

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

Member

"VARIANCES" ON ROW HOUSE BLOCKS

The Basics

Most homes in Remington are modest row houses, usually with one or two sizes or styles per block face. The Zoning of the block face dictates the number of dwelling units allowed per house, which is **calculated from the square footage of the lot:**

R-6 Zone: Each dwelling unit requires 1500 square feet of lot area

R-7 Zone: Each dwelling unit requires 1100 square feet of lot area

R-8 Zone: Each dwelling unit requires 750 square feet of lot area

R-9 Zone: Each dwelling unit requires 550 square feet of lot area

In most cases in Remington, a home's lot area accommodates only one dwelling unit. **For example**, properties on the 2900 block of Cresmont Avenue, even side, are zoned R-6 and have 1850 square feet of lot area, so they are allowed one dwelling unit. Properties on the 2900 block of Huntingdon Avenue, even side, are zoned R-8 and have 1050 square feet of lot area, so they are allowed one dwelling unit.

A "Variance" Is.....?

A lot area "**Variance**" is an **exception** to the square footage requirements, giving a property **more dwelling units** than the zone allows for a lot of that size.

In Maryland, all similar properties within a zone must be treated the same (sometimes referred to as the "uniformity principle"). There must be very **special circumstances** for a property owner to qualify for a "Variance" to increase the number of dwelling units.

Some relevant Baltimore City Zoning Code requirements:

- *"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"*
- *"the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property"*

If these Zoning Code requirements are enforced, it will be difficult for any row house owner in Remington to distinguish his or her property from the neighbors' in order to qualify for a "Variance." The granting of a "Variance" will be a very rare event.

What if a "Variance" is granted without special circumstances?

If the requirements are not enforced and a "variance" is granted without proof of special circumstances, what would that mean for the rest of the block face? Could anyone else with an identical or similar house get a "variance" on request, too? Would the zoning of that block face effectively change to a higher density zone? Or would no one else get a "variance" ever again?

Granting a lot area "Variance" to one property on a block face of identical or similar properties violates the uniformity principle, violates the Zoning Code, and destabilizes the block.

received
4-11-18 JF

from: JoAn Floyd

Search Result for BALTIMORE CITY

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 069									
Owner Information									
Owner Name: MALLEY ELIZABETH					Use: RESIDENTIAL NO				
Mailing Address: 8115 CLEARFIELD RD FREDERICK MD 21702-0000					Principal Residence:		Deed Reference: /07765/ 00572		
Location & Structure Information									
Premises Address: 2902 HUNTINGDON AVE BALTIMORE 21211-2822					Legal Description: 15X70				
Map: 0012	Grid: 0000	Parcel: 0000	Sub District:	Subdivision: 0000	Section: 02	Block: 3653	Lot: 069	Assessment Year: 2017	Plat No: Plat Ref:
Special Tax Areas:					Town: NONE				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built 1920		Above Grade Living Area 1,560 SF		Finished Basement Area		Property Land Area		County Use 11130	
Stories 2	Basement	Type CENTER UNIT	Exterior BRICK	Full/Half Bath 2 full		Garage	Last Major Renovation		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		60,000		60,000					
Improvements		87,900		85,600					
Total:		147,900		145,600		145,600		145,600	
Preferential Land:		0						0	
Transfer Information									
Seller: MAULTSBY, VIRGINIA G				Date: 05/09/2006		Price: \$160,000			
Type: ARMS LENGTH IMPROVED				Deed1: FMC /07765/ 00572		Deed2:			
Seller: MAULTSBY, MAURICE				Date: 02/02/2004		Price: \$84,420			
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /04950/ 00227		Deed2:			
Seller: MGM REAL ESTATE LLC.				Date: 11/13/2002		Price: \$74,575			
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /03074/ 00130		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:					Special Tax Recapture:				
Exempt Class:					NONE				
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

received
4-11-18 JFL
From: Joan Floyd

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 068									
Owner Information									
Owner Name: MILLER GEORGIA A			Use: RESIDENTIAL			Principal Residence: YES			
Mailing Address: 2904 HUNTINGDON AVE BALTIMORE MD 21211-2822			Deed Reference:					/01421/ 00341	
Location & Structure Information									
Premises Address: 2904 HUNTINGDON AVE BALTIMORE 21211-2822					Legal Description:			15X70	
Map: 0012	Grid: 0000	Parcel: 0000	Sub District:	Subdivision: 0000	Section: 02	Block: 3653	Lot: 068	Assessment Year: 2017	Plat No: Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built 1920		Above Grade Living Area 1,560 SF		Finished Basement Area		Property Land Area		County Use 11130	
Stories 2	Basement	Type CENTER UNIT	Exterior BRICK	Full/Half Bath 1 full	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		60,000		60,000					
Improvements		81,600		81,800					
Total:		141,600		141,800		141,667		141,733	
Preferential Land:		0						0	
Transfer Information									
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0 00		0 00			
State:		000		0 00		0 00 0 00			
Municipal:		000		0 00 0 00		0 00 0 00			
Tax Exempt:					Special Tax Recapture:				
Exempt Class:					NONE				
Homestead Application Information									
Homestead Application Status: Approved 04/23/2014									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 067									
Owner Information									
Owner Name:		SHIPLEY MARK A SHIPLEY NANCY L			Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:		3401 DRY BRANCH RD WHITE HALL MD 21161			Deed Reference:		/12459/ 00420		
Location & Structure Information									
Premises Address:				2906 HUNTINGDON AVE BALTIMORE 21211-2822		Legal Description:		15X70	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	067	2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF						11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of	As of			
				01/01/2017	07/01/2017	07/01/2018			
Land:			60,000	60,000					
Improvements			80,700	80,900					
Total:			140,700	140,900	140,767	140,833			
Preferential Land:			0				0		
Transfer Information									
Seller: MACKNEW, EVELYN				Date: 03/05/2010		Price: \$115,000			
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /12459/ 00420		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class			07/01/2017	07/01/2018		
County:			000			0.00			
State:			000			0.00			
Municipal:			000			0.00 0.00	0.00 0.00		
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Account Identifier:		Ward - 12 Section - 02 Block - 3653 Lot - 066							
<i>Owner Information</i>									
Owner Name:		CARVER NOAH CARVER MARGARET				Use:		RESIDENTIAL	
Mailing Address:		3716 ELM AVE,APT 4 BALTIMORE MD 21211-0000				Principal Residence:		YES	
						Deed Reference:		/18210/ 0321	
<i>Location & Structure Information</i>									
Premises Address:		2908 HUNTINGDON AVE BALTIMORE 21211-2822				Legal Description:		15X70	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	066	2017	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF		585 SF				11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full					
<i>Value Information</i>									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		60,000		60,000					
Improvements		81,600		116,600					
Total:		141,600		176,600		153,267		164,933	
Preferential Land:		0						0	
<i>Transfer Information</i>									
Seller: WILLIAMS, RALPH L			Date: 06/16/2016			Price: \$180,000			
Type: ARMS LENGTH IMPROVED			Deed1: LGA /18210/ 0321			Deed2:			
Seller: WILLIAMS RALPH L			Date: 06/16/2016			Price: \$180,000			
Type: NON-ARMS LENGTH OTHER			Deed1: /18210/ 00321			Deed2:			
Seller: WILLIAMS, RALPH L			Date: 06/03/2008			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /10745/ 00126			Deed2:			
<i>Exemption Information</i>									
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00 0.00		0.00 0.00	
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
<i>Homestead Application Information</i>									
Homestead Application Status: No Application									
<i>Homeowners' Tax Credit Application Information</i>									
Homeowners' Tax Credit Application Status: No Application						Date:			

View GroundRent Redemption				View GroundRent Registration					
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 065									
Owner Information									
Owner Name: GREENWOOD MATTHEW D				Use: RESIDENTIAL		Principal Residence: YES			
Mailing Address: 2910 HUNTINGDON AVE BALTIMORE MD 21211-2822				Deed Reference: /12156/ 00379					
Location & Structure Information									
Premises Address: 2910 HUNTINGDON AVE BALTIMORE 21211-2822				Legal Description: 15X70					
Map: 0012	Grid: 0000	Parcel: 0000	Sub District:	Subdivision: 0000	Section: 02	Block: 3653	Lot: 065	Assessment Year: 2017	Plat No:
								Plat Ref:	
Special Tax Areas:				Town: NONE					
				Ad Valorem:					
				Tax Class:					
Primary Structure Built 1920		Above Grade Living Area 1,560 SF		Finished Basement Area 400 SF		Property Land Area		County Use 11130	
Stories 2	Basement	Type CENTER UNIT	Exterior BRICK	Full/Half Bath 1 full/ 1 half		Garage	Last Major Renovation		
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of 01/01/2017	As of 07/01/2017	As of 07/01/2018			
Land:			60,000	60,000					
Improvements			90,100	90,400					
Total:			150,100	150,400	150,200	150,300			
Preferential Land:			0			0			
Transfer Information									
Seller: MARVIN N ROBBINS & WF				Date: 11/05/2009		Price: \$190,000			
Type: ARMS LENGTH IMPROVED				Deed1: FMC /12156/ 00379		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class			07/01/2017	07/01/2018		
County:			000			0.00			
State:			000			0.00			
Municipal:			000			0.00 0.00	0.00 0.00		
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 06/15/2010									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

View GroundRent Redemption				View GroundRent Registration					
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 064									
Owner Information									
Owner Name:		TERLIZZI DOMINIC A TERLIZZI DANIEL E			Use:		RESIDENTIAL		
Mailing Address:		2912 HUNTINGDON AVE BALTIMORE MD 21211-2822			Principal Residence:		YES		
					Deed Reference:		/08353/ 00687		
Location & Structure Information									
Premises Address:				2912 HUNTINGDON AVE BALTIMORE 21211-2822		Legal Description:		15X70	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	064	2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF						11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full					
Value Information									
		Base Value	Value	Phase-In Assessments					
			As of	As of		As of			
			01/01/2017	07/01/2017		07/01/2018			
Land:		60,000	60,000						
Improvements		110,100	108,000						
Total:		170,100	168,000	168,000		168,000			
Preferential Land:		0				0			
Transfer Information									
Seller: SCHOEN, TIMOTHY J			Date: 09/20/2006			Price: \$184,500			
Type: ARMS LENGTH IMPROVED			Deed1: FMC /08353/ 00687			Deed2:			
Seller: SUNDERLAND, KATHRYN W			Date: 08/17/1999			Price: \$42,900			
Type: ARMS LENGTH IMPROVED			Deed1: FMC /08752/ 00442			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 07/03/2008									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

View GroundRent Redemption				View GroundRent Registration					
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 063									
Owner Information									
Owner Name:		JOHNSON MARY LINDA PEARSON DAVID			Use:		RESIDENTIAL		
Mailing Address:		2914 HUNTINGDON AVE BALTIMORE MD 21211-2822			Principal Residence:		YES		
					Deed Reference:		/05711/ 00193		
Location & Structure Information									
Premises Address:				2914 HUNTINGDON AVE BALTIMORE 21211-2822		Legal Description:		15X70	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	063	2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF						11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:	60,000		60,000						
Improvements	80,700		80,900						
Total:	140,700		140,900		140,767				140,833
Preferential Land:	0								0
Transfer Information									
Seller: JOHNSON, MARY L				Date: 07/02/2004		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /05711/ 00193		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00				0.00 0.00	
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 05/07/2008									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Real Property Data Search

Search Result for BALTIMORE CITY

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 062									
Owner Information									
Owner Name: CHIRGOTT LOUIS A					Use: RESIDENTIAL NO				
Mailing Address: P.O. BOX 1242 BROOKLANDVILLE MD 21022					Principal Residence:		Deed Reference: /06551/ 00275		
Location & Structure Information									
Premises Address: 2916 HUNTINGDON AVE BALTIMORE 21211-2822					Legal Description:		15X70		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	062	2017	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF						11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of	As of			
				01/01/2017	07/01/2017	07/01/2018			
Land:			60,000	60,000					
Improvements			79,900	80,000					
Total:			139,900	140,000	139,933	139,967			
Preferential Land:			0				0		
Transfer Information									
Seller: GROSS, RICHARD B				Date: 07/24/1997		Price: \$33,000			
Type: NON-ARMS LENGTH OTHER				Deed1: SEB /06551/ 00275		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class			07/01/2017	07/01/2018		
County:			000			0 00			
State:			000			0 00			
Municipal:			000			0 00 0 00	0 00 0 00		
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 061									
Owner Information									
Owner Name: GRAFTON COLLEN P (ETAL)				Use: RESIDENTIAL		Principal Residence: YES			
Mailing Address: 2918 HUNTINGDON AVE BALTIMORE MD 21211-2822				Deed Reference: /06490/ 00635					
Location & Structure Information									
Premises Address: 2918 HUNTINGDON AVE BALTIMORE 21211-2822				Legal Description: 15X70					
Map: 0012	Grid: 0000	Parcel: 0000	Sub District:	Subdivision: 0000	Section: 02	Block: 3653	Lot: 061	Assessment Year: 2017	Plat No:
								Plat Ref:	
Special Tax Areas:				Town: NONE					
				Ad Valorem:					
				Tax Class:					
Primary Structure Built 1920		Above Grade Living Area 1,560 SF		Finished Basement Area		Property Land Area		County Use 11130	
Stories 2	Basement	Type CENTER UNIT	Exterior BRICK	Full/Half Bath 1 full	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		60,000		60,000					
Improvements		80,700		80,900					
Total:		140,700		140,900		140,767		140,833	
Preferential Land:		0						0	
Transfer Information									
Seller: MARY J FIELD ETAL				Date: 05/05/2005		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /06490/ 00635		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0 00		0 00			
State:		000		0 00		0 00			
Municipal:		000		0 00 0 00		0 00 0 00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Search Result for BALTIMORE CITY

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 060									
Owner Information									
Owner Name: BROOKS CHRISTIAN			Use: RESIDENTIAL			Principal Residence: YES			
Mailing Address: 2920 HUNTINGDON AVE BALTIMORE MD 21211-2822			Deed Reference: /12417/ 00463						
Location & Structure Information									
Premises Address: 2920 HUNTINGDON AVE BALTIMORE 21211-2822					Legal Description: 15X70				
Map: 0012	Grid: 0000	Parcel: 0000	Sub District:	Subdivision: 0000	Section: 02	Block: 3653	Lot: 060	Assessment Year: 2017	Plat No: Plat Ref:
Special Tax Areas:					Town: NONE				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built 1920		Above Grade Living Area 1,560 SF		Finished Basement Area		Property Land Area		County Use 11230	
Stories 2	Basement	Type CENTER UNIT	Exterior BRICK	Full/Half Bath 2 full	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		60,000		60,000					
Improvements		59,200		59,200					
Total:		119,200		119,200		119,200		119,200	
Preferential Land:		0						0	
Transfer Information									
Seller: WELLS FARGO BANK, N.A.			Date: 02/18/2010			Price: \$88,700			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /12417/ 00463			Deed2:			
Seller: EDWARDS-SALIU, SONNY I.			Date: 02/18/2010			Price: \$115,000			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /12417/ 00456			Deed2:			
Seller: SECRETARY OF HOUSING & URBAN			Date: 01/24/2007			Price: \$135,050			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /08937/ 00143			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00 0.00		0.00 0.00	
Tax Exempt:					Special Tax Recapture:				
Exempt Class:					NONE				
Homestead Application Information									
Homestead Application Status: Approved 12/31/2012									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

Search Result for BALTIMORE CITY

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 059									
Owner Information									
Owner Name:		HINERMAN PAGE			Use:		RESIDENTIAL		
Mailing Address:		2922 HUNTINGDON AVE BALTIMORE MD 21211-2822			Principal Residence:		NO		
					Deed Reference:		/16375/ 0319		
Location & Structure Information									
Premises Address: 2922 HUNTINGDON AVE BALTIMORE 21211-2822					Legal Description:			15X70	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	059	2017	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF						11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2017	07/01/2017		07/01/2018		
Land:			60,000	60,000					
Improvements			110,600	108,400					
Total:			170,600	168,400	168,400		168,400		
Preferential Land:			0				0		
Transfer Information									
Seller: COLLETON, JOHN				Date: 07/07/2014		Price: \$61,595			
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /16375/ 0319		Deed2:			
Seller: CHIRGOTT, LOUIS				Date: 04/10/2006		Price: \$164,900			
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /07627/ 00724		Deed2:			
Seller: CHIRGOTT, NICHOLAS A.				Date: 11/16/2004		Price: \$91,900			
Type: ARMS LENGTH IMPROVED				Deed1: FMC /06165/ 00508		Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class				07/01/2017	07/01/2018	
County:			000				0.00		
State:			000				0.00		
Municipal:			000				0.00 0.00	0.00 0.00	
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 058									
Owner Information									
Owner Name:		THORESEN LUKE C RICHEY CATHERINE			Use:		RESIDENTIAL		
Mailing Address:		2924 HUNTINGDON AVE BALTIMORE MD 21211-2822			Principal Residence:		NO		
					Deed Reference:		/15492/ 0410		
Location & Structure Information									
Premises Address:				2924 HUNTINGDON AVE BALTIMORE 21211-2822		Legal Description:		15X70	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	058	2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF						11230	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full					
Value Information									
		Base Value	Value		Phase-In Assessments				
			As of		As of		As of		
			01/01/2017		07/01/2017		07/01/2018		
Land:		60,000	60,000						
Improvements		81,600	81,800						
Total:		141,600	141,800		141,667		141,733		
Preferential Land:		0					0		
Transfer Information									
Seller: THORESEN, LUKE C			Date: 08/05/2013			Price: \$49,725			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /15492/ 0410			Deed2:			
Seller: WHITE, BRIAN M			Date: 07/01/2004			Price: \$89,900			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /05853/ 00361			Deed2:			
Seller: COTSORADIS, CONSTANTINE V			Date: 10/25/1996			Price: \$38,000			
Type: NON-ARMS LENGTH OTHER			Deed1: SEB /05931/ 00175			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2017		07/01/2018		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Search Result for BALTIMORE CITY

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 057									
Owner Information									
Owner Name:		KENT BERNETA			Use:		RESIDENTIAL		
Mailing Address:		3212 FLORANCE ST SAVANNAH GA 31405-1830			Principal Residence:		NO		
					Deed Reference:		/09292/ 00062		
Location & Structure Information									
Premises Address:					Legal Description:			15X70	
2926 HUNTINGDON AVE BALTIMORE 21211-2822									
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	057	2017	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF		250 SF				11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	2 full					
Value Information									
		Base Value	Value	Phase-In Assessments					
			As of	As of		As of			
			01/01/2017	07/01/2017		07/01/2018			
Land:		60,000	60,000						
Improvements		145,100	142,700						
Total:		205,100	202,700	202,700		202,700			
Preferential Land:		0				0			
Transfer Information									
Seller: VILLAGE PROPERTIES IV, LLC			Date: 04/11/2007			Price: \$230,000			
Type: ARMS LENGTH IMPROVED			Deed1: FMC /09292/ 00062			Deed2:			
Seller: HUNTINGDON PROPERTIES, LLC			Date: 03/15/2004			Price: \$47,500			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /05141/ 00357			Deed2:			
Seller: SHAW, DOROTHY M			Date: 03/15/2004			Price: \$22,000			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /05141/ 00352			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2017		07/01/2018		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 056

Owner Information

Owner Name:	NELSON KENRAD E. NELSON KAREN B.	Use:	RESIDENTIAL NO
Mailing Address:	2417 KEN OAK RD BALTIMORE MD 21209-4309	Principal Residence:	
		Deed Reference:	/01689/ 00022

Location & Structure Information

Premises Address:	2928 HUNTINGDON AVE BALTIMORE 21211-2822	Legal Description:	15X70
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	056	2017	Plat Ref:

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	1,560 SF			11130

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2		CENTER UNIT	BRICK	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2017	07/01/2017	07/01/2018
Land:	60,000	60,000		
Improvements	80,700	80,900		
Total:	140,700	140,900	140,767	140,833
Preferential Land:	0			0

Transfer Information

Seller: SHAFFER, ELIZABETH F	Date: 09/04/2001	Price: \$37,500
Type: ARMS LENGTH IMPROVED	Deed1: FMC /01689/ 00022	Deed2:
Seller: ELLWOOD R SHAFFER	Date: 04/29/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /08384/ 00145	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2017	07/01/2018
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application	Date:
--	--------------

Search Result for BALTIMORE CITY

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 055									
Owner Information									
Owner Name: EQUITY TRUST COMPANY CUSTODIAN FBO VITO MONTI IRA					Use: RESIDENTIAL Principal Residence: NO				
Mailing Address: 16310 FALLS RD UPPERCO MD 21155-0000					Deed Reference: /18693/ 0342				
Location & Structure Information									
Premises Address: 2930 HUNTINGDON AVE BALTIMORE 21211-2622					Legal Description: 15X70				
Map: 0012	Grid: 0000	Parcel: 0000	Sub District:	Subdivision: 0000	Section: 02	Block: 3653	Lot: 055	Assessment Year: 2017	Plat No: Plat Ref:
Special Tax Areas:					Town: NONE				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built 1920		Above Grade Living Area 1,560 SF		Finished Basement Area		Property Land Area		County Use 11130	
Stories 2	Basement	Type CENTER UNIT	Exterior BRICK	Full/Half Bath 1 full	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-In Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		60,000		60,000					
Improvements		79,900		80,000					
Total:		139,900		140,000		139,933		139,967	
Preferential Land:		0						0	
Transfer Information									
Seller: RIDENOUR, DREAMA J				Date: 12/07/2016		Price: \$40,000			
Type: NON-ARMS LENGTH OTHER				Deed1: MB /18693/ 0342		Deed2:			
Seller:				Date:		Price: \$0			
Type:				Deed1: /06491/ 00267		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration							
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 054											
Owner Information											
Owner Name: TRAUT ASHLEY H.		Use: RESIDENTIAL NO		Principal Residence:		Deed Reference: /05273/ 00052					
Mailing Address: 3301 BEVERLY RD BALTIMORE MD 21214-0000											
Location & Structure Information											
Premises Address: 2932 HUNTINGDON AVE BALTIMORE 21211-2822				Legal Description: 15X70							
Map: 0012	Grid: 0000	Parcel: 0000	Sub District:	Subdivision: 0000	Section: 02	Block: 3653	Lot: 054	Assessment Year: 2017	Plat No:	Plat Ref:	
Special Tax Areas:				Town: NONE							
				Ad Valorem:							
				Tax Class:							
Primary Structure Built 1920		Above Grade Living Area 1,560 SF		Finished Basement Area		Property Land Area		County Use 11130			
Stories 2	Basement	Type CENTER UNIT	Exterior BRICK	Full/Half Bath 1 full	Garage	Last Major Renovation					
Value Information											
		Base Value		Value As of 01/01/2017		Phase-In Assessments As of 07/01/2017		As of 07/01/2018			
Land:		60,000		60,000							
Improvements		80,700		80,900							
Total:		140,700		140,900		140,767		140,833			
Preferential Land:		0						0			
Transfer Information											
Seller: CEBUS, INC				Date: 04/12/2004		Price: \$71,000					
Type: ARMS LENGTH IMPROVED				Deed1: FMC /05273/ 00052		Deed2:					
Seller: DAVID P CONNER & WF				Date: 01/07/1993		Price: \$24,000					
Type: ARMS LENGTH IMPROVED				Deed1: SEB /03516/ 00413		Deed2:					
Seller:				Date:		Price:					
Type:				Deed1:		Deed2:					
Exemption Information											
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018			
County:		000				0.00					
State:		000				0.00					
Municipal:		000				0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: Denied											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application								Date:			

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 053

Owner Information

Owner Name:	SAHR MATTHEW A SAHR SARAH K	Use:	RESIDENTIAL
Mailing Address:	2934 HUNTINGDON AVE BALTIMORE MD 21211-2822	Principal Residence:	YES
		Deed Reference:	/06290/ 00488

Location & Structure Information

Premises Address: 2934 HUNTINGDON AVE
BALTIMORE 21211-2822

Legal Description: 15X70

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	053	2017	
									Plat Ref:

Special Tax Areas:

Town: NONE

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	1,560 SF			11130

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2		CENTER UNIT	BRICK	1 full		

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2017	07/01/2017	07/01/2018
Land:	60,000	60,000		
Improvements	80,700	80,900		
Total:	140,700	140,900	140,767	140,833
Preferential Land:	0			0

Transfer Information

Seller: VARGAS, ANTONIO	Date: 01/25/2005	Price: \$110,000
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /06290/ 00488	Deed2:
Seller: VARGAS, PATRICIA	Date: 12/10/2003	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: FMC /04722/ 00478	Deed2:
Seller: COX, IRA W	Date: 10/23/2002	Price: \$55,000
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /03005/ 00432	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2017	07/01/2018
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00

Tax Exempt:

Exempt Class:

Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Search Result for BALTIMORE CITY

View GroundRent Redemption					View GroundRent Registration				
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 052									
Owner Information									
Owner Name:		WARFORD JESSE C.			Use:		RESIDENTIAL		
Mailing Address:		2938 HUNTINGDON AVE BALTIMORE MD 21211-2822			Principal Residence:		YES		
					Deed Reference:		/08107/ 00470		
Location & Structure Information									
Premises Address:					Legal Description:			15X70	
2938 HUNTINGDON AVE BALTIMORE 21211-2822									
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	052	2017	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF						11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	1 full					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		60,000		60,000					
Improvements		117,000		114,800					
Total:		177,000		174,800		174,800		174,800	
Preferential Land:		0						0	
Transfer Information									
Seller: MALLARI, NELIA JOSE				Date: 07/24/2006		Price: \$190,000			
Type: ARMS LENGTH IMPROVED				Deed1: FMC /08107/ 00470		Deed2:			
Seller: SUAREZ-MURIAS, DAVID M				Date: 01/15/1998		Price: \$59,000			
Type: ARMS LENGTH IMPROVED				Deed1: SEB /06985/ 00054		Deed2:			
Seller: STEWART, PAMELA S				Date: 12/06/1996		Price: \$18,000			
Type: ARMS LENGTH IMPROVED				Deed1: /00000/ 00000		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00 0.00		0.00 0.00	
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 12/31/2012									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 051

Owner Information

Owner Name: REMINGTON ROVER LLC
Use: Principal Residence: RESIDENTIAL NO
Mailing Address: P.O. BOX 4751
 BALTIMORE MD 21211-0000
Deed Reference: /19264/ 0179

Location & Structure Information

Premises Address: 2938 HUNTINGDON AVE
 BALTIMORE 21211-2822
Legal Description: 15X70

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	051	2017	Plat Ref:

Special Tax Areas: Town: NONE
 Ad Valorem:
 Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	1,560 SF	350 SF		11130

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2		CENTER UNIT	BRICK	1 full		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	60,000	60,000		
Improvements	86,200	86,300		
Total:	146,200	146,300	146,233	146,267
Preferential Land:	0			0

Transfer Information

Seller: MARAUDER HOLDINGS, LLC Type: ARMS LENGTH IMPROVED	Date: 06/22/2017 Deed1: MB /19264/ 0179	Price: \$80,000 Deed2:
Seller: RODGERS PROPERTIES, LLC Type: ARMS LENGTH MULTIPLE	Date: 01/06/2011 Deed1: FMC /13204/ 0470	Price: \$297,000 Deed2:
Seller: HEARN, WILLIAM A Type: ARMS LENGTH IMPROVED	Date: 08/07/2002 Deed1: FMC /02756/ 00330	Price: \$55,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2017	07/01/2018
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:
Exempt Class: Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		Ward - 12 Section - 02 Block - 3653 Lot - 050							
Owner Information									
Owner Name:	SONNICHSEN ETHAN A			Use:	RESIDENTIAL NO				
Mailing Address:	10000 FREDERICK AVE KENSINGTON MD 20895-0000			Principal Residence:					
				Deed Reference:	/18311/ 0392				
Location & Structure Information									
Premises Address:		2940 HUNTINGDON AVE BALTIMORE 21211-2822		Legal Description:		15X70			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0012	0000	0000		0000	02	3653	050	2017	Plat Ref:
Special Tax Areas:				Town:	NONE				
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1,560 SF						11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2		CENTER UNIT	BRICK	2 full					
Value Information									
		Base Value	Value	Phase-in Assessments					
			As of	As of	As of				
			01/01/2017	07/01/2017	07/01/2018				
Land:		60,000	60,000						
Improvements		80,700	95,500						
Total:		140,700	155,500	145,633	150,567				
Preferential Land:		0			0				
Transfer Information									
Seller: 2940 HUNTINGDON AVENUE LAND TRUST			Date: 07/22/2016		Price: \$153,000				
Type: ARMS LENGTH IMPROVED			Deed1: LGA /18311/ 0392		Deed2:				
Seller: TJG, LLC			Date: 01/31/2013		Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /14926/ 0162		Deed2:				
Seller: COUNTRYWIDE HOME LOANS			Date: 07/20/2009		Price: \$72,000				
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /11845/ 00419		Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application				Date:					

Search Result for BALTIMORE CITY

View GroundRent Redemption					View GroundRent Registration					
Account Identifier: Ward - 12 Section - 02 Block - 3653 Lot - 049										
Owner Information										
Owner Name:			WANG YOUNG YONGQIANG TIAN JINGYAN				Use:		RESIDENTIAL NO	
Mailing Address:			4426 PRANCING DEER DR ELLCOTT CITY MD 21043-0000				Principal Residence:			
							Deed Reference:		/05477/ 00335	
Location & Structure Information										
Premises Address:					2942 HUNTINGDON AVE BALTIMORE 21211-2822			Legal Description:		15-2X70
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0012	0000	0000		0000	02	3653	049	2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1920		1,800 SF						11230		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	END UNIT	BRICK	2 full						
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of		As of			
				01/01/2017	07/01/2017		07/01/2018			
Land:			60,000	60,000						
Improvements			97,400	97,500						
Total:			157,400	157,500	157,433		157,467			
Preferential Land:			0				0			
Transfer Information										
Seller: CEBUS LIMITED				Date: 05/24/2004		Price: \$85,500				
Type: ARMS LENGTH IMPROVED				Deed1: FMC /05477/ 00335		Deed2:				
Seller: SHIPLEY, JOHN E				Date: 04/08/1994		Price: \$44,000				
Type: ARMS LENGTH IMPROVED				Deed1: SEB /04205/ 00490		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:			Class			07/01/2017		07/01/2018		
County:			000			0.00				
State:			000			0.00				
Municipal:			000			0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				



GREATER REMINGTON
IMPROVEMENT ASSOCIATION

541 W. 27th Street
Baltimore, MD 21211
(443) 695-4896
www.griaonline.org

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June 22, 2017

Councilman Robert Stokes
City Hall, 100 North Holliday Street, Room 503
Baltimore, MD 21202

Re: 2938 Huntingdon Avenue multi-family conversion

Dear Councilman Stokes,

The Greater Remington Improvement Association (GRIA) writes in support of the conversion of 2938 Huntingdon Avenue from single family to multi-family in order to accommodate an efficiency apartment in the basement. Elan Kotz and Noah Matten presented their plans at the June 21 GRIA community meeting and answered questions from neighbors. GRIA members in attendance voted to support the conversion. We understand Mr. Kotz and Mr. Matten have reached out to many neighbors on the 2900 block of Huntingdon to explain their proposal and have received support from their neighbors in the form of petition signatures. No neighbors expressed any concerns at the meeting regarding the conversion.

GRIA urges you to introduce an ordinance to authorize the conversion.

Thank you.

Best regards,

Molly McCullagh
President, Greater Remington Improvement Association

received
4-11-18 JLC
From: Shannon Conway



10/10/20

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, February 28, 2018

1:20 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0114

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR VOTING SESSIONS

17-0114

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2938 Huntingdon Avenue

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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

Sponsors:

Robert Stokes, Sr.

ADJOURNMENT

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 11, 2018

1:15 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 17-0114

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District -
Variances - 2938 Huntingdon Avenue***

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Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

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John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Larry Greene

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Zeke Cohen
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Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- 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
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BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0114

Zoning – Conditional use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue

Sponsor: Councilmember Stokes

Introduced: August 14, 2017

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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

Effective: 30th day after enactment

Hearing Date/Time/Location: April 11, 2018 /1:15 p.m./Clarence "Du" Burns Chambers

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning; Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703.

Background

CC Bill 17-0114, if approved, would authorize the conversion of a single-family dwelling unit to 2 dwelling units for the property known as 2938 Huntingdon Avenue. The bill would also grant variances.


The property is situated in an area known as Remington. It lies on the west side of Huntingdon Avenue southeast of 30th Street. The lot is improved with a two-story residential building built around 1900. The subject site is owned by Remington Rover LLC.

The Planning Department staff report recommended disapproval of the bill. The Planning Commission disagreed with the Department of Planning staff's recommendation and recommended that the bill be passed.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates 
Analysis Date: April 6, 2018
, 2018

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0114
(First Reader)**

Introduced by: Councilmember Stokes

At the request of: Remington Rover, LLC

Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211

Telephone: 1-703-489-3127

Introduced and read first time: August 14, 2017

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 – Variances –
4 2938 Huntingdon Avenue

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 2938
7 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances
8 from certain lot area size, lot area coverage, off-street parking, and gross floor area
9 requirements.

10 BY authority of

11 Article 32 - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703

13 Baltimore City Revised Code

14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
17 the R-8 Zoning District on the property known as 2938 Huntingdon Avenue, as outlined in red on
18 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-
19 201(a) and 9-701(2), subject to the condition that the building complies with all applicable
20 federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
22 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
23 requirements of § 9-703(d) for bulk and yard regulations, including lot area per dwelling unit, for
24 the district in which the building is located.

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

Council Bill 17-0114

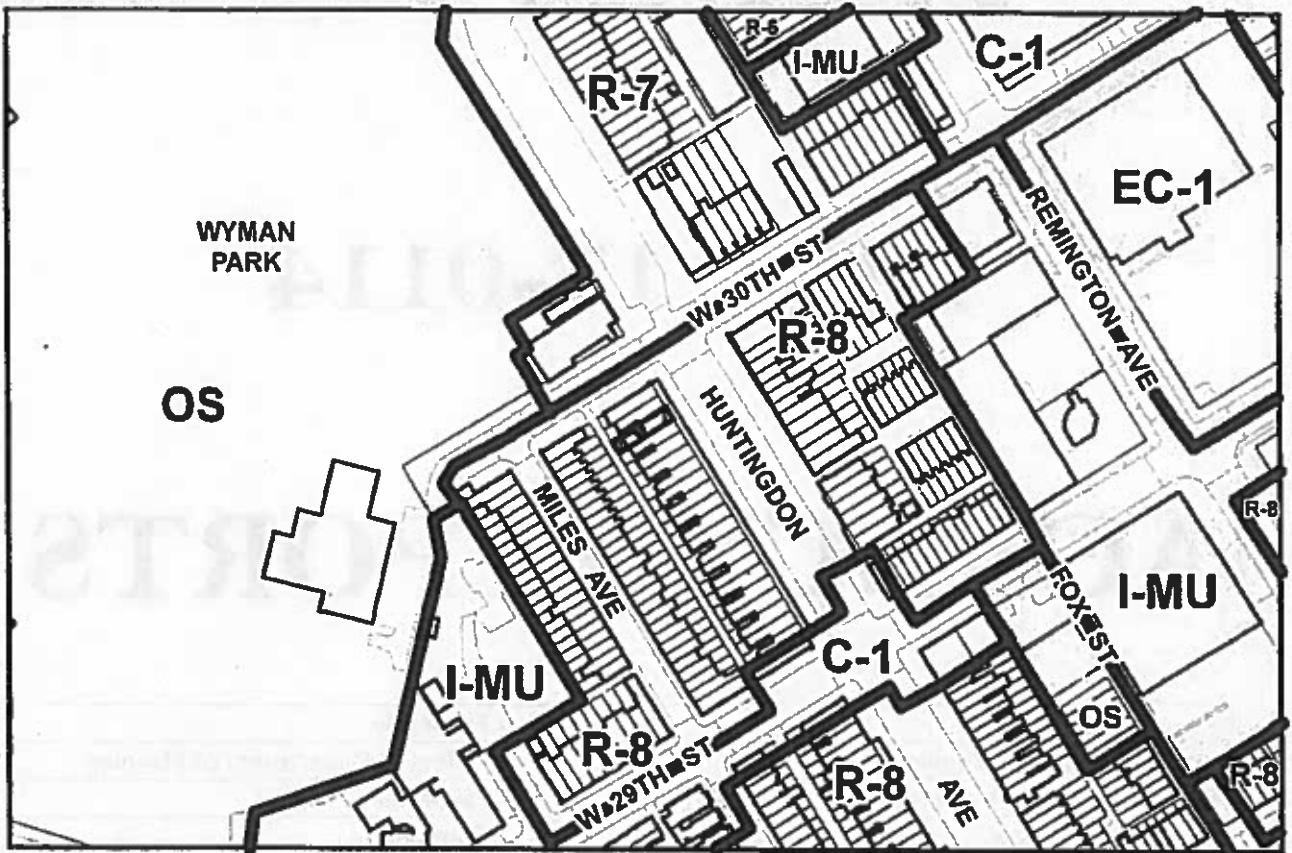
1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 9-703(f) for off-street parking.

4 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
5 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
6 requirements of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

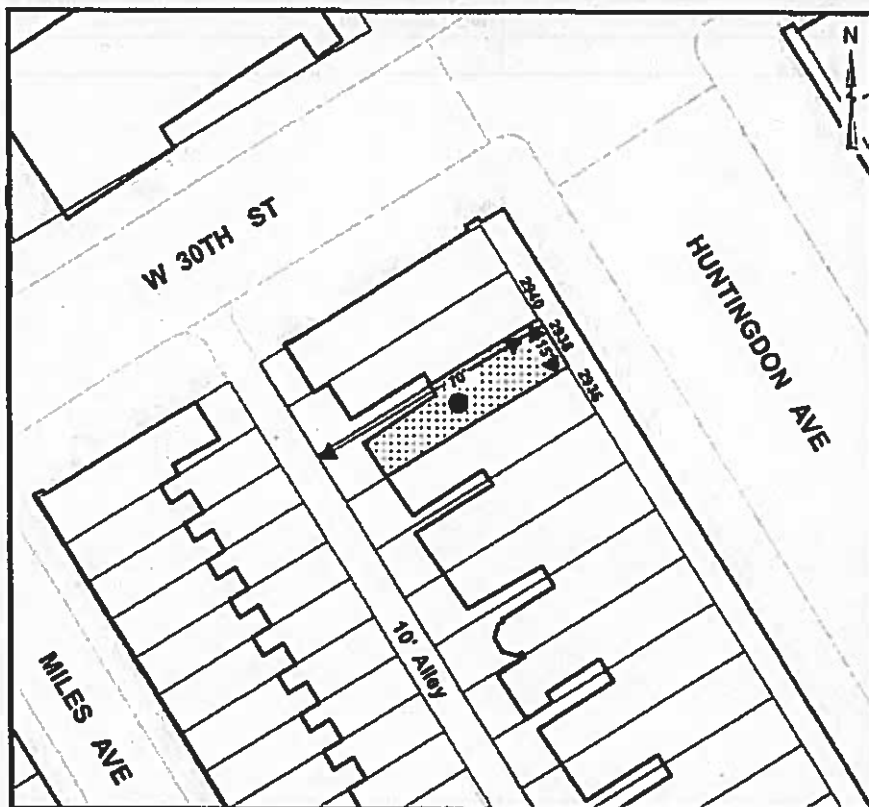
7 **SECTION 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
8 accompanying plat and in order to give notice to the agencies that administer the City Zoning
9 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
10 shall sign the plat;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

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

**SHEET NO. 35 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. 2938 HUNTINGDON AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single Family Dwelling Unit To A Two Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 12 SECTION 2
BLOCK 3653 LOT 51

MAYOR

PRESIDENT CITY COUNCIL

11/1

LAND USE AND TRANSPORTATION COMMITTEE

BILL 17-0114

AGENCY REPORTS

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

LAND USE AND TRANSPORTATION COMMITTEE

BILL 17-0114

Communication

- Mr. Elan Kotz, Findings of Fact, Dated 2/28/18

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:

City Council Bill No. 17-0114

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances – 2938 Huntingdon Avenue

- (1) the establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare for the following reasons:

The establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare because the proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Remington neighborhood.

- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;

The proposed actions is consistent with the Remington Urban Renewal Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use would benefit the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working, the homeowner adds diversity to the current landscape.
2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents. 2938 Huntingdon will provide an affordable housing unit, to allow for a more diverse variety of choices for residents hoping to move into the neighborhood.

- (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.

Authorization would not be contrary to the public interest because the homeowner collected a petition of support containing the signature of the majority of residents living on the 2900 block of Huntingdon Avenue, showing unanimous support. Not one resident, either homeowner, or renter was in opposition. The homeowner of 2938 Huntingdon Avenue also received a letter of support from GRIA (Greater Remington Improvement Association).

- (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 preservation of a part of the neighborhood's traditional and architectural character.

Furthermore, the conditional user requested benefits the neighborhood by allowing revitalization of a defunct property on the verge of disrepair that sat vacant for years collecting environmental, housing, and various other liens.

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 size of the site is the same as other 2- unit dwellings on the same block.

- (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 spaces in the rear yard. A variance of the off-street parking requirements has been requested by City Council ordinance. A petition was collected of each resident on the 2900 block of Huntingdon Avenue in support of the off-street parking variance.

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

The area is predominantly residential in nature with commercial uses on the corners. The proposed use will not impair present and future development. Already existing on the 2900 block of Huntingdon, and throughout all of Remington, are 2 unit dwellings which have positively added to the population density.

- (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 with zero negative impact.

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

The premises is easily accessed by emergency vehicles using Huntingdon Avenue, 30th St, and the alley behind the property.

- (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. Electrical and gas was upgraded through BGE to support the dwellings adequately.

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

The premises is not historic or a cultural landmark, therefore preservation measures need not be taken. The home will preserve neighborhood appropriate styling

(9) the character of the neighborhood;

Rehabilitating the existing structure would assist preservation of the traditional character of the neighborhood. Prior to the homeowner's purchase, 2938 Huntingdon was vacant for years, attracting a rodent and pest infestation that affected the neighbors. The homeowner was thanked by many neighbors for putting in the expense and commitment to resolve those issues.

(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 Vision 1 "This Plan reinforces this vision with policies and strategies that encourage development, infill and redevelopment that is transit oriented, brings back vacant areas into productive use"

It would also be consistent with Baltimore City's CMP Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents, and Objective 2: Strategically Redevelop Vacant Properties Throughout the City

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

The proposed action is consistent with the Remington Neighborhood Plan. Plan Goals: 1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working. 2. Boast a diverse stock of

housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents.

2.4 Neighborhood Trends- 1. Rehabilitation of abandoned or vacant homes. Investors and homebuyers feel confident enough about a neighborhood that they are willing to undertake significant renovations to modernize and make abandoned houses livable again.

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

The proposed use meets all applicable standards and requirements of the Code.

- (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

Testimony presented at the Committee hearing

Oral – Witness Name:

Elan Kotz, homeowner

Written – Submitted by:

Elan Kotz – 2/28/18

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

Member

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 5-308 of the Baltimore City Code, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A VARIANCE FOR LOT AREA SIZE, LOT AREA COVERAGE, GROSS FLOOR AREA, AND OFF-STREET PARKING.

City Council Bill No. 17-0114

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue

(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)*

Due to the original design of the structure when it was built in 1900 and the lot design and sizing, variances are being requested for the lot area size, lot area coverage, gross floor area, and off-street parking requirements. The property was constructed in 1920, had multiple owners, and had sat empty from 2015 when MidState Community Bank (now Rosedale Federal) began foreclosure processes. The lot is approximately 15' by 70". The two-story front porch residential building measures approximately 15' x 53'. The property is currently undergoing extensive improvement from its previously vacant state of near disrepair.

(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:

1. The physical features of the lot area and gross floor area of the structure limit construction locations and options for meeting zoning requirements.
2. Acquiring and providing additional lot area would require the purchase of additional property and would be counter to maintaining the character and fabric of the neighborhood.
3. Gross floor area only requires a small variance being that the actual square footage of the ground floor is 731 sq ft, not 350 sq ft as reported in the Planning staff report. This only requires a minimal variance percentage.
4. Providing off-street parking spaces would require building out beyond the property line.

(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 any of Remington's original property designs and dimensions as built in the early 1900's 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 adding more residents who are passionate about their neighborhoods and seeing it flourish.

(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 (Article 32 of the Baltimore City Code) requires a property in the R-8 zoning district to have 750 square feet of lot area per dwelling unit (Table 9-401 and Section 9-703.d. which references this table). A lot area of 1,500 square feet is thus required for the proposed two dwelling units. This lot has an area of 1,050 square feet, so a variance of 450 square feet or 30% is needed to reduce this requirement. Due to the original design of the property in 1920, the lot area is insufficient.
- The Zoning Code requires the existing dwelling to have 1,500 square feet of gross floor area in order to allow conversion to more than one dwelling unit (Section 9-703.b.). According to State Department of Assessment and Taxation (SDAT) records the property contains 1,560 square feet of above grade floor area. The State Department of Assessment and Taxation records are incorrect and outdated in reference to the finished

basement area. When the owner purchased the property, the basement was approximately 731 sq ft. The owner dug the basement to proper ceiling height according to code as well. A variance of 19 square feet or 2.5% is needed to reduce this requirement. Due to the original design of the property in 1920, the gross floor area is insufficient. (Ground Floor drawings provided for reference)

- The Zoning Code requires each newly-created dwelling unit to have, for a 1-bedroom unit, 750 square feet of floor area section 9-703.c.). Based upon the incorrect SDAT records and the ground floor being improved to 731 sq ft prior to the owner purchasing the property, a small variance of 19 square feet or 2.5% is needed to meet the zoning requirement. Due to the original design of the property in 1920, the floor area is insufficient.
- 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 width of the lot being less than 18'. The owner approached and spoke to every resident, both homeowner and renter on the 2900 block of Huntingdon avenue and got their signature and unanimous support in a signed petition. Due to the original design of the property and lot size in 1920, the off-street parking requirement cannot be met.

(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 is residential. The neighborhood is also residential.

(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.

(8) Impact on other City Plans

The variance **IS / IS NOT** precluded by and **WILL / WILL NOT** adversely affect any Urban Renewal Plan, the City's Comprehensive Master Plan or any Historical and Architectural Preservation District.

The proposed actions is consistent with the Remington Urban Renewal Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use would benefit the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working, the homeowner and his girlfriend add diversity to the current landscape.
2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents. 2938 Huntingdon will provide

an affordable housing unit, to 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/endorse 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
- Testimony presented at the Committee hearing

Oral – Witness Name:

Elan Kotz, Remington Rover, LLC

Written:

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

Member

LAND USE AND TRANSPORTATION COMMITTEE

BILL 17-0114

Communications

Mr. Elan Kotz, Revised Findings of Fact – Received 4/10/18

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:

City Council Bill No. 17-0114

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances – 2938 Huntingdon Avenue

- (1) the establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare for the following reasons:**

The establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare because the proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Remington neighborhood and is supported by the Greater Remington Improvement Association ("GRIA").

- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;**

The subject property is not located within an Urban Renewal Area and is not precluded by any other law. However, the proposed use is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use is consistent with the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner adds diversity to the current landscape.

2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents: 2938 Huntingdon will provide an affordable housing unit, to allow for a more diverse variety of choices for residents hoping to move into the neighborhood.

(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. This authorization is in the public interest as demonstrated by a petition of support containing the signatures of the majority of residents living on the 2900 block of Huntingdon Avenue, showing unanimous support. Not one resident, homeowner, or renter was in opposition. The homeowner of 2938 Huntingdon Avenue also received a letter of support from GRIA.

(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 preservation of a part of the neighborhood's traditional and architectural character.

Furthermore, the conditional user requested benefits the neighborhood by allowing revitalization of a defunct property on the verge of disrepair that sat vacant for years collecting environmental, housing, and various other liens.

After consideration of the following, where applicable:

(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 size of the site is the same as other 2- unit dwellings on the same block.

(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 cannot, however, provide the required off-street parking space in the rear yard. A variance of the off-street parking requirements has been requested as part of this City Council

ordinance. A petition was collected of each resident on the 2900 block of Huntingdon Avenue in support of the off-street parking variance.

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

The area is predominantly residential in nature with commercial uses on the corners. The proposed use will not impair present and future development. Already existing on the 2900 block of Huntingdon, and throughout all of Remington, are 2 unit dwellings which have positively added to the population density.

(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 with zero negative impact.

(5) accessibility of the premises for emergency vehicles;

The premises is easily accessed by emergency vehicles using Huntingdon Avenue, 30th St, and the alley behind the property. The addition of a second dwelling unit will not impact the accessibility of the premises for 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. As the conditional use does not propose any exterior changes to the property, it will not impact the accessibility of light and air to the premises or to property in the vicinity.

(7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, roads, drainage, and other necessary facilities have been provided. Electrical and gas was upgraded through BGE to support the dwellings adequately.

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

Not applicable.

(9) the character of the neighborhood;

Rehabilitating the existing structure would assist preservation of the traditional character of the neighborhood. Prior to the homeowner's purchase, 2938 Huntingdon was vacant for years, attracting a rodent and pest infestation that affected the neighbors. The homeowner was thanked by many neighbors for putting in the expense and commitment to resolve those issues.

(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 Vision 1 "This Plan reinforces this vision with policies and strategies that encourage development, infill and redevelopment that is transit oriented, brings back vacant areas into productive use"

It would also be consistent with Baltimore City's CMP Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents, and Objective 2: Strategically Redevelop Vacant Properties throughout the City.

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

The property is not located within an Urban Renewal Area, but the proposed action is consistent with the Remington Neighborhood Plan:

Plan Goals: 1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working. 2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents.

2.4 Neighborhood Trends- 1. Rehabilitation of abandoned or vacant homes. Investors and homebuyers feel confident enough about a neighborhood that they are willing to undertake significant renovations to modernize and make abandoned houses livable again.

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

The proposed use will meet applicable standards and requirements of the Code provided that the requested variances are granted.

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

The proposed use meets the intent and purpose of the Code, specifically the stated purpose of preserving and enhancing the value of structures, communities and neighborhoods.

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

Not applicable.

SOURCE OF FINDINGS (Check all that apply):

Planning Report

Testimony presented at the Committee hearing

Oral – Witness Name:

Elan Kotz, homeowner

Written – Submitted by:

Elan Kotz – 2/28/18

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

4834-9509-1295, v. 1

Member

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 5-308 of the Baltimore City Code, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A VARIANCE FOR LOT AREA SIZE, LOT AREA COVERAGE, GROSS FLOOR AREA, AND OFF-STREET PARKING.

City Council Bill No. 17-0114

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue

(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, as well as the lot design and sizing. These unique features create a practical difficulty (as discussed below) in complying with the lot area size, lot area coverage, gross floor area, and off-street parking requirements of the Zoning Code. The lot is approximately 15' by 70". The two-story front porch residential building measures approximately 15' x 53'. The property is currently undergoing extensive improvement from its previously vacant state of near disrepair.

(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:

1. The physical features of the existing structure, as well as the lot area and gross floor area of the structure, limit construction locations and options for meeting zoning requirements.
2. Acquiring and providing additional lot area would require the purchase of additional property and would be counter to maintaining the character and fabric of the neighborhood.
3. Gross floor area only requires a small variance being that the actual square footage of the ground floor is 731 sq. ft., not 350 sq. ft. as reported in the Planning Department staff report. This only requires a minimal variance percentage.
4. As the existing structure occupies most of the lot, there is simply not space to provide any off-street parking on the property. .

- (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 any of Remington's original property designs and dimensions as built in the early 1900's 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 adding more residents who are passionate about their neighborhoods and seeing it flourish.

(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 (Article 32 of the Baltimore City Code) requires a property in the R-8 zoning district to have 750 square feet of lot area per dwelling unit (Table 9-401 and Section 9-703.d. which references this table). A lot area of 1,500 square feet is thus required for the proposed two dwelling units. This lot has an area of 1,050 square feet, so a variance of 450 square feet or 30% is needed to reduce this requirement. Due to the original design of the property in 1920, the lot area is insufficient.

- The Zoning Code requires the existing dwelling to have 1,500 square feet of gross floor area in order to allow conversion to more than one dwelling unit (Section 9-703.b.). According to State Department of Assessment and Taxation (SDAT) records, the property contains 1,560 square feet of above grade floor area. The State Department of Assessment and Taxation records are incorrect and outdated in reference to the finished basement area. When the owner purchased the property, the basement was approximately 731 sq. ft. The owner dug the basement to proper ceiling height according to Code as well. A variance of 19 square feet or 2.5% is needed to reduce this requirement. Due to the original design of the property in 1920, the gross floor area is insufficient. (Ground Floor drawings provided for reference)
- The Zoning Code requires each newly-created dwelling unit to have, for a 1-bedroom unit, 750 square feet of floor area (Section 9-703.c.). Based upon the incorrect SDAT records and the ground floor being improved to 731 sq. ft. prior to the owner purchasing the property, a small variance of 19 square feet or 2.5% is needed to meet the zoning requirement. Due to the original design of the property in 1920, the floor area is insufficient.
- 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 width of the lot being less than 18'. The owner approached and spoke to every resident, both homeowner and renter on the 2900 block of Huntingdon Avenue and got their signature and unanimous support in a signed petition. Due to the original design of the property and lot size in 1920, the off-street parking requirement cannot be met.

(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 is residential. The neighborhood is also residential.

(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 proposed actions is consistent with the Remington Neighborhood Plan. The property is located on a residential street in the R-8 district where other multi-unit properties already exist. This conditional use would benefit the Greater Remington Improvement Association's "Remington Neighborhood Plan 2013-2023" for the following reasons:

GRIA has plans and goals to:

1. Become a neighborhood where people of all ages, ethnicities and backgrounds will be comfortable living and working: The homeowner and his girlfriend add diversity to the current landscape.
2. Boast a diverse stock of housing options of a variety of shapes and sizes that can suitably accommodate neighborhood residents. 2938 Huntingdon will provide an affordable housing unit, to 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/endorse the public health, safety, or welfare; or be in any way contrary to the public interest.

The variances are supported by GRIA (see Letter of Support).

SOURCE OF FINDINGS (Check all that apply):

- Planning Report
- Testimony presented at the Committee hearing

Oral – Witness Name:

Elan Kotz, Remington Rover, LLC

Written:

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

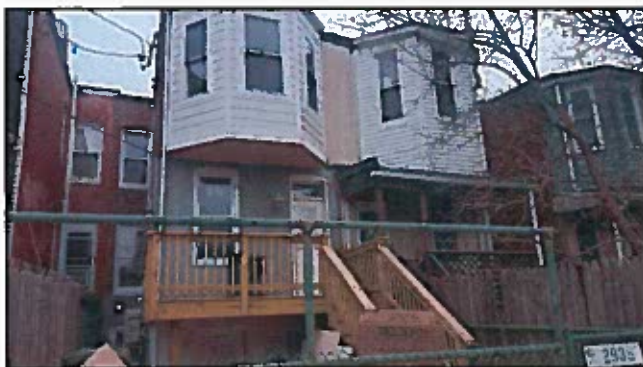
Member

Member

Member

Member

Member



**CITY OF BALTIMORE
COUNCIL BILL 17-0114
(First Reader)**

Introduced by: Councilmember Stokes
At the request of: Remington Rover, LLC
Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211
Telephone: 1-703-489-3127

Introduced and read first time: August 14, 2017

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 – Variances –**
4 **2938 Huntingdon Avenue**

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 2938
7 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances
8 from certain lot area size, lot area coverage, off-street parking, and gross floor area
9 requirements.

10 BY authority of

11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**
16 **permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in**
17 **the R-8 Zoning District on the property known as 2938 Huntingdon Avenue, as outlined in red on**
18 **the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-**
19 **201(a) and 9-701(2), subject to the condition that the building complies with all applicable**
20 **federal, state, and local licensing and certification requirements.**

21 **SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-**
22 **305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the**
23 **requirements of § 9-703(d) for bulk and yard regulations, including lot area per dwelling unit, for**
24 **the district in which the building is located.**

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

Council Bill 17-0114

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of § 9-703(f) for off-street parking.

4 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-
5 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
6 requirements of § 9-703(b) and (c) for gross floor area and for gross floor area per dwelling unit.

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

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APPROVED FOR FORM STYLE AND TEXTUAL SUFFICIENCY
7-26-17
DEFINITE LEGISLATIVE REFERENCE

Introduced by: Councilmember Stokes
At the request of: Remington Rover, LLC
Address: c/o Elan Kotz, P.O. Box 4751, Baltimore, Maryland 21211
Telephone: 1-703-489-3127

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 – Variances –
2938 Huntingdon Avenue**

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 2938 Huntingdon Avenue, as outlined in red on the accompanying plat; and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

BY authority of

Article 32 - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-701(2) and 9-703
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 2938 Huntingdon Avenue, 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(d) for bulk and yard regulations, including lot area per dwelling unit, for the district in which the building is located.

SECTION 3. 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) for off-street parking.

SECTION 4. 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(b) and (c) for gross floor area and for gross floor area per dwelling unit.

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

SECTION 5. 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.

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

STATEMENT OF INTENT

FOR

2938 Huntingdon Avenue, Baltimore, MD

{Address}

1. Applicant's Contact Information:

Name: Remington Rover, LLC

Mailing Address: PO BOX 4751, Baltimore, MD, 21211

Telephone Number: 703-489-3127

Email Address: 2938Huntingdon@gmail.com

2. All Proposed Zoning Changes for the Property:

3. All Intended Uses of the Property: conversion of 1 dwelling unit to 2 dwelling units

4. Current Owner's Contact Information:

Name: Remington Rover, LLC

Mailing Address: PO BOX 4751, Baltimore, MD, 21211

Telephone Number: 703-489-3127

Email Address: 2938Huntingdon@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on June 9, 2017 by deed recorded in the Land Records of Baltimore City in Liber 19264 Folio 179.

6. Contract Contingency:

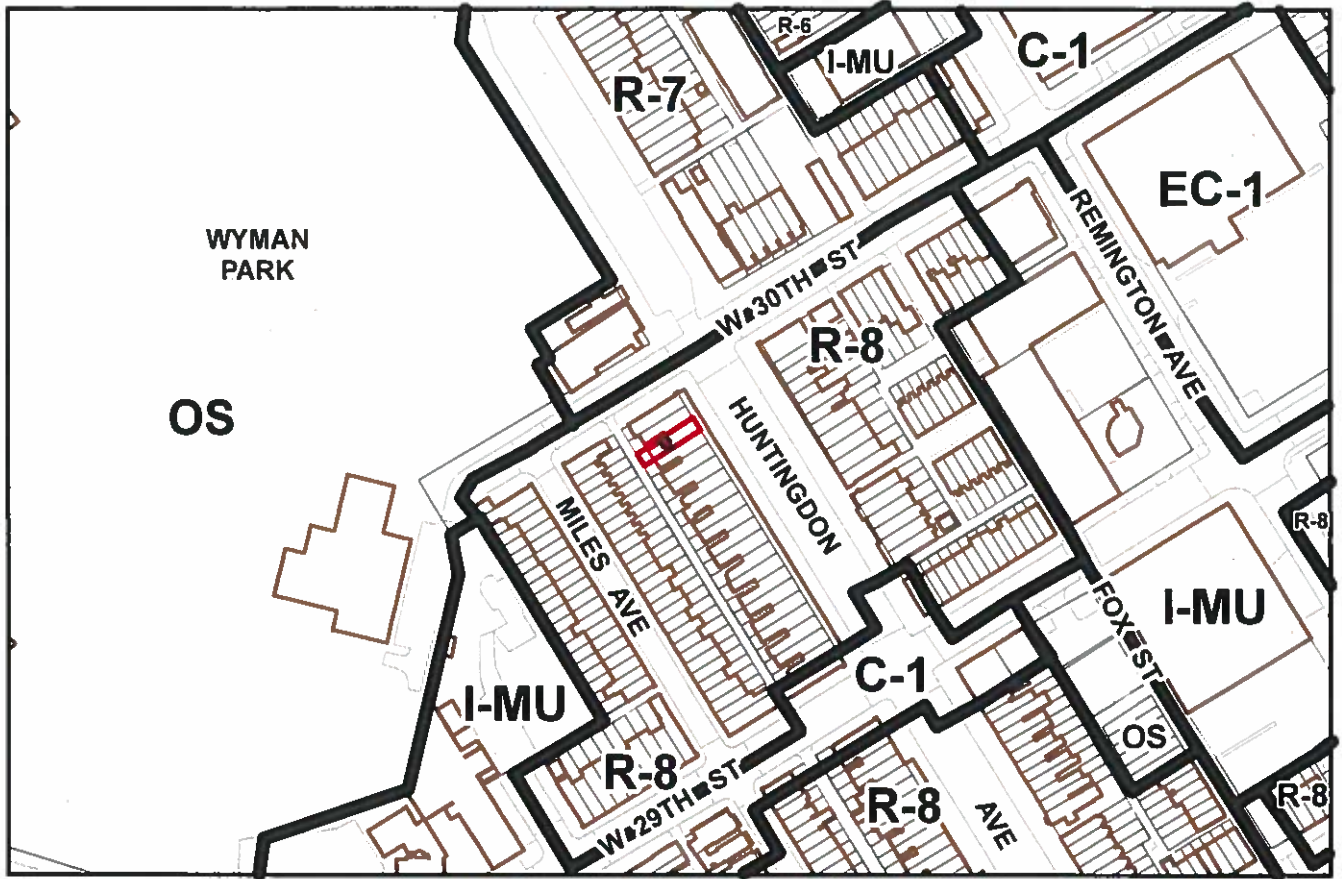
(a) There is ___ is not ^x a contract contingent on the requested legislative authorization.

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

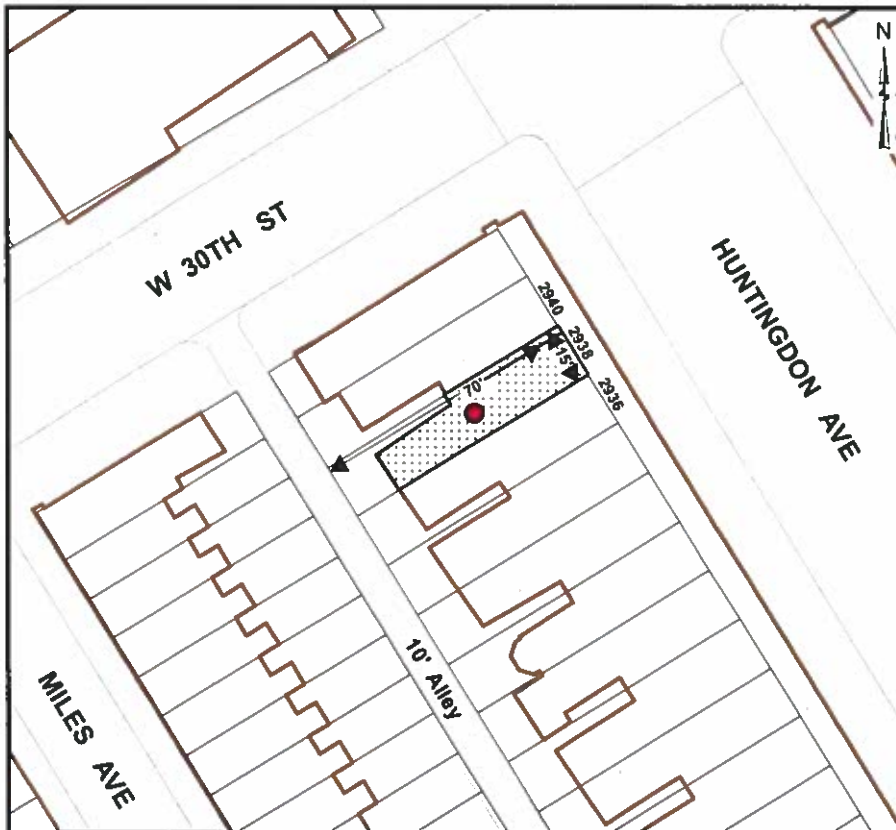
(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}:

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

**SHEET NO. 35 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

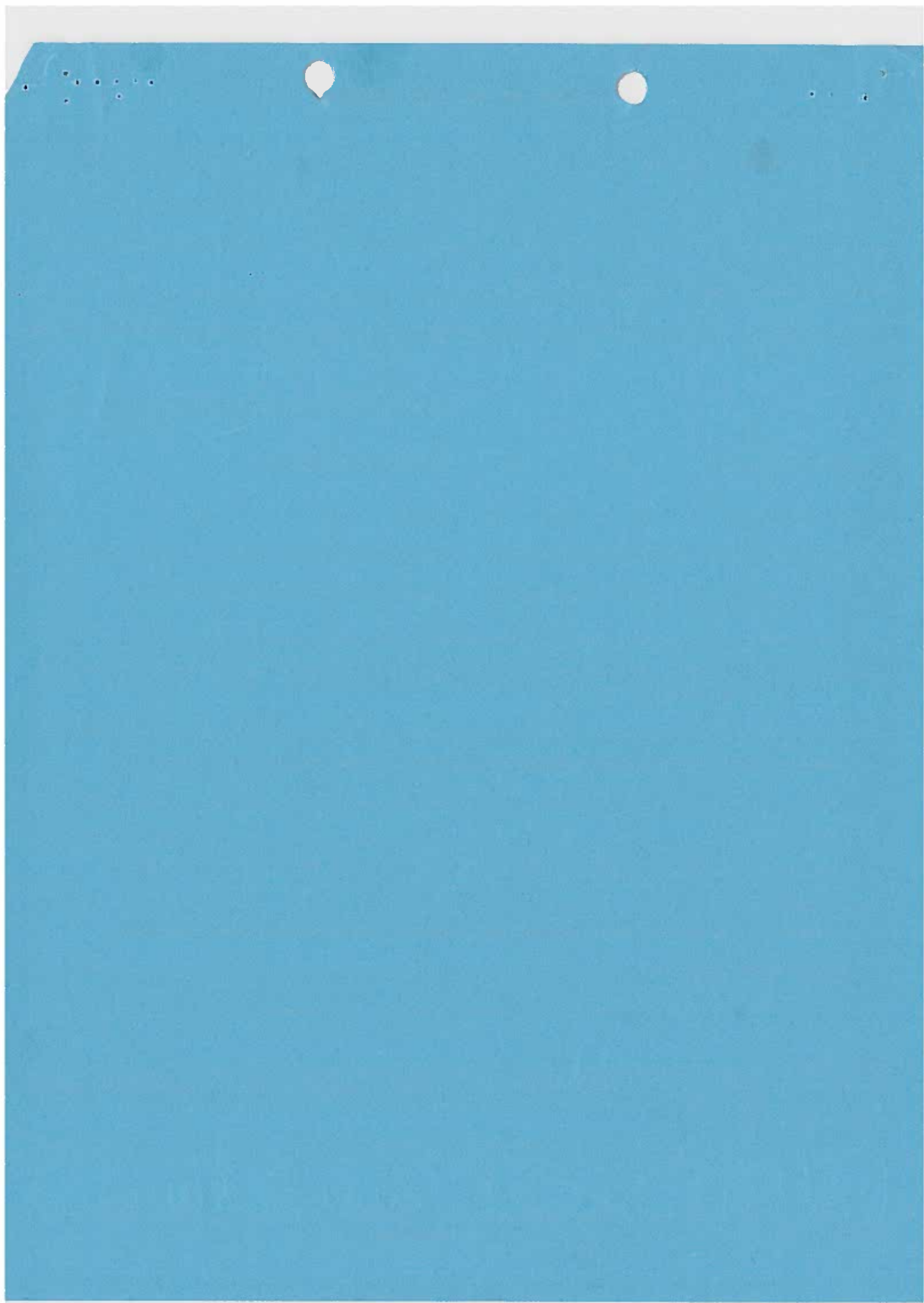
In Connection With The Property Known As No. 2938 HUNTINGDON AVENUE, The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single Family Dwelling Unit To A Two Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD	12	SECTION	2
BLOCK	3653	LOT	51

_____ MAYOR

_____ PRESIDENT CITY COUNCIL

Scale: 1" = 50'



ACTION BY THE CITY COUNCIL

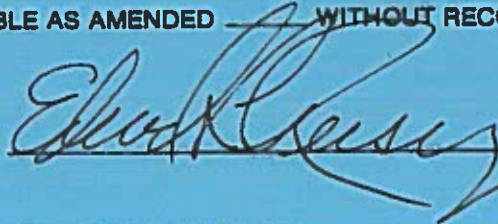
AUG 14 2017

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON April 11, _____ 20 18

COMMITTEE REPORT AS OF April 16, _____ 20 _____

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 16 2018
20 _____

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

THIRD READING _____ APR 16 2018

_____ 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.

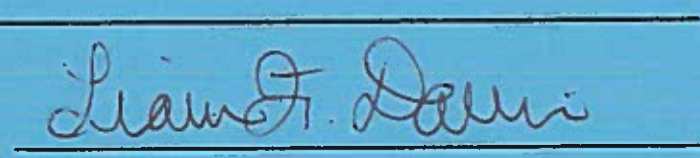
THIRD READING (RE-ENROLLED) _____ 20 _____

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