



BILL SYNOPSIS

Committee: Land Use

Bill: 19-0475

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 806 Reservoir Street

Sponsor: Councilman Pinkett

Introduced: December 5, 2019

Purpose:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 806 Reservoir Street (Block 3445, Lot 049), as outlined in red on the accompanying plat.

Effective: 30th day after the date it is enacted

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	No Objection
Fire Department	No Objection
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Sections 5-201(a) and 9-701(2). Baltimore City Revised Code (Edition 2000).

Background

Bill 19-0475 would authorize the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 806 Reservoir Street. Specifically, it would allow the applicant to utilize the existing structure as two 4-bedroom units with one occupying each of the first and third floor levels and sharing or splitting the second floor level.

806 Reservoir Street is located on the north side of the street, approximately 111' east of the intersection with Brookfield Avenue. The property measures approximately 16'8" by 112'7" and is currently improved with a three-story end-of-row residential building measuring approximately 16'8" by 68'. The site is zoned R-8 and is located in the Reservoir Hill National Register Historic District.

Most of the housing in this area was originally developed in the late 19th Century. There are also scattered nonresidential uses such as offices, religious institutions, and small businesses in the area. During the mid-20th Century many single-family dwellings in Reservoir Hill were converted to multi-family or residential mixed-use structures.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies.

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Analysis Date: July 2, 2020