



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 21-0076**

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**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units  
in the R-8 Zoning District - Variance - 1049 Brantley Avenue**

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**Sponsor:** Councilmember Bullock

**Introduced:** May 3, 2021

**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 1049 Brantley Avenue (Block 0115, Lot 069), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

**Effective:** The 30<sup>th</sup> day after the date it is enacted.

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**Agency Reports**

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

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## Analysis

### Current Law

Article 32 – Zoning; Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d); Baltimore City Revised Code (Edition 2000)

### Background

The bill 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 1049 Brantley Avenue (Block 0115, Lot 069). The property is located on the southeast corner at the intersection of Brantley Avenue and North Arlington Steet. It is currently improved with a residential structure measuring approximately 15'2' by 55'. The dwelling is vacant. The structure, built in the 19<sup>th</sup> century, is a single-family residential dwelling. The site is zoned R-8.

The property lies in the Harlem Park II Urban Renewal Plan Area and the West Baltimore National Register Historic District. The area is predominantly residential with scattered uses such as religious institutions and small commercial uses.

The proposed dwelling will consist of one two-bedroom unit on the first floor, and one four-bedroom unit on the second and third floors. The first floor unit is approximately 1,000 square feet and the 2<sup>nd</sup> and 3<sup>rd</sup> floor unit will be approximately 1,800 square feet.

### Amendments

Department of Planning staff recommends amending the bill to add a variance of off-street parking regulations and a variance of conversion standards. The Planning Commission agreed to recommend an amendment only for the off-street parking variance.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 21-0076

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