

For Internal Use Only



**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, October 8, 2024
10:03 AM**

COUNCIL CHAMBERS

Council Bill #24-0579

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2
Dwelling Units in the R-8 Zoning District - Variances - 523 North Calhoun
Street**

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BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0579

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 523 North Calhoun Street

Sponsor: Councilmember Bullock

Introduced: August 26, 2024

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 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

Effective: On the date it is enacted.

Agency Reports

Law Department	Favorable with finding of facts
Department of Housing & Community Development	None as of this writing
Planning Commission	Favorable
Baltimore Development Corporation	Favorable
Department of Transportation	No Objection
Board of Municipal & Zoning Appeals	Defers to Planning
Parking Authority of Baltimore City	None as of this writing

Analysis

Current Law

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

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

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 the Baltimore City Zoning Code.

Background

If enacted this bill would permit the property at 523 N. Calhoun Street to be converted from a single dwelling unit to 2 dwelling units.

The property is owned by There’s No Place Like Home Enterprises LLC, located in the 9th Council District in the Harlem Park neighborhood of Baltimore City. *See Certificate of Posting and picture of property included in this writing.*

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0579 and all agency reports and correspondence received as of this writing.

Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268
Analysis Date: October 3, 2024



Council Bill 24-0579

Agency Reports

SEE ATTACHED

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



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

September 20, 2024

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

Re: City Council Bill 24-0579 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 523 North Calhoun Street

Dear President and City Council Members:

The Law Department reviewed City Council Bill 24-0579 for form and legal sufficiency. The bill would permit, 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 523 North Calhoun Street (Block 0125, Lot 043), and granting a variance from off-street parking requirements. The ordinance would take effect on the date of its enactment.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

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.

Baltimore City Code, Art. 32, § 5-406(b). In making these findings, the City Council must be guided by fourteen “considerations” involving 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.” Baltimore City Code, Art. 32, § 5-406(a).

Variance Standards

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.” Baltimore City Code, Art. 32, § 5-308(a). The City Council must also make seven other findings:

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

Baltimore City Code, Art. 32, § 5-308(b). It is important to note that all seven of these criteria must be found, in addition to a finding of unnecessary hardship or practical difficulty. Baltimore City Code, Art. 32, § 5-308(a). The variance will not be legal if the conditions requiring this variance are generally applicable to other properties in the same zoning classification.

Planning Commission Recommendations

The Planning Commission accepted the Planning Staff recommendation and recommended approval of this bill. The bill contains a variance for off-street parking requirements. The subject property is located within the Harlem Park II Urban Renewal Plan (Harlem Park II URP) area. The Harlem Park neighborhood is predominantly residential comprised largely of rowhouses. The neighborhood also has some scattered commercial and industrial uses. A Vacant Housing Notice is posted on the subject property.

The Planning Staff Report confirms that the lot square footage for this property meets the requirements of the Code for two dwelling units in the R-8 district.

The Staff Report also notes that the property was previously used as three dwelling units. The property has never provided parking, so the parking requirements were waived when the property was previously approved as a three-unit structure. Since this conditional use request is for two

units, there is no increase in density so no parking should be required. The requested variance for parking may be unnecessary.

The Staff Report also notes that the structures on these properties must have at least 1,500 square feet of non-basement gross floor area under § 9-703(b) of the Zoning Code, and the existing structure has 3,000 square feet of floor area. It is not clear from the Planning report whether this property was originally a single-family dwelling as required by the Zoning Code. The report further states that “[t]he converted dwelling must meet the following gross floor area per unit type: (1) 1-bedroom unit: 750 square feet; (2) 2-bedroom unit: 1,000 square feet; (3) 3- or more bedroom unit: 1,250 square feet (§9-703.c.)” As noted, “the unit on the first floor and basement will have three bedrooms. The second dwelling unit on the second and third floors will have three bedrooms. Both units will have a gross floor area of about 1,874 sqft each based on estimates staff made from the provided floor plans, which will exceed each unit’s gross square footage requirement.”

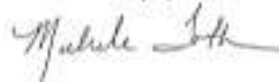
The Staff Report finds facts supporting the conditional use conversion. Namely, there will not be any detrimental impact to the surrounding community given that the prior use of the dwelling as three units is being reduced to two units; Planning is unaware of any law precluding the conversion including the Harlem Park II URP; and the public interest is served by encouraging the renovation and productive use of this vacant building. An equity analysis is included in the Staff Report.

Hearing Requirements

Certain procedural requirements apply to this bill beyond those discussed above because an ordinance that authorizes a conditional use or a variance is considered a “legislative authorization.” Baltimore City Code, 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 a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507.

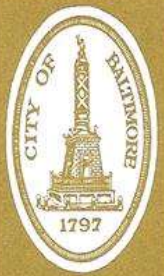
The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for a conditional use and for variances have been met. Assuming the required findings are made at the hearing, and all procedural requirements are satisfied the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,



Michele M. Toth
Assistant Solicitor

Cc: Stephen Salsbury
Nina Themelis
Tiffany Maclin
Elena DiPietro
Hilary Ruley
Ashlea Brown
Desiree Luckey
Ahleah Knapp

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0579 / ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 523 NORTH CALHOUN STREET		

TO

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

DATE: September 13, 2024

At its regular meeting of September 13, 2024, the Planning Commission considered City Council Bill #24-0579, 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 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #24-0579 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0579 be **approved** by the City Council.

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

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

September 12, 2024

REQUEST: City Council Bill #24-0579/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 523 North Calhoun Street:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: There's No Place Like Home Enterprises LLC, c/o Angelia Johnson and Willie Johnson, Jr.

OWNER: There's No Place Like Home Enterprises LLC

SITE/GENERAL AREA

Site Conditions: 523 North Calhoun Street is located on the east side of the street, approximately 183'7" north of the intersection with West Franklin Street. This property measures approximately 16'9" by 108' and is currently improved with a three-story rowhome measuring approximately 16'9" by 60'. This site is zoned R-8 and is located within the Harlem Park II Urban Renewal Plan (URP) area.

General Area: This property is located in the Harlem Park neighborhood, which is primarily residential in nature, with the majority of its housing stock comprised of rowhomes. There are scattered institutional and commercial uses throughout the neighborhood. The Harlem Park Recreation Center is located two blocks to the north.

HISTORY

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

ANALYSIS

Use: In this Rowhouse and Multi-Family Residential zoning district, multi-family dwellings are listed as a permitted use, and so are generally allowed (Table 9-301). In this case, the property was last authorized for use as three dwelling units, which is a permitted use in this R-8 District. Staff notes that there is a Vacant Housing Notice on the property.

Insufficient Lot Area and Variance: In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Table 9-401). In this case, for two dwelling units, 1,500 square feet of lot area is required. The lot contains 1,809 square feet of land, which meets this requirement.

Off-Street Parking and Variance: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For two dwelling units, two parking spaces would normally be required. In this case, the property never provided parking and prior requirements were waived. Given that this property has been previously approved for three units, there will be no increase in density, and so no parking should be required (§16-203.a). A variance for parking is included in the bill, but may not be needed.

Residential Conversions: In the Residence Districts, the conversion of a single-family dwelling to a multi-family dwelling is allowed only in the R-7, R-8, R-9, and R-10 Districts, subject to: (1) the requirements of this subtitle; and (2) in the R-7 and R-8 Districts, conditional-use approval by Ordinance of the Mayor and City Council (§9-701).

Conditional Use Approval Standards: *Limited criteria for denying.* The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare; (2) the use or sign 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 (b))

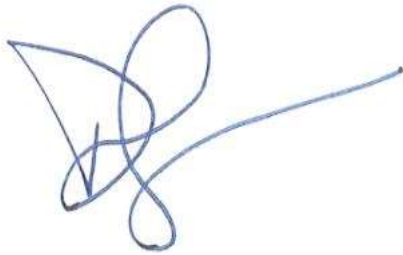
Staff believes that there will not be any detrimental impact to the surrounding community as a result of this request, given its prior use as three units being reduced to two dwelling units. We are not aware of any other law or plan that would preclude this application, and there are no additional requirements in the Harlem Park II Urban Renewal Plan (URP). The public interest is served by encouraging the renovation and productive use of this vacant building. For these reasons, staff believes that the conditional use should be approved.

Conversion standards: The existing dwelling must be: (i) a structure originally constructed as a single-family dwelling; and (ii) 1,500 square feet or more in gross floor area, not including any basement area (§9-703.b.). The existing structure contains approximately 3,000 square feet in gross floor area, which meets this requirement.

The converted dwelling must meet the following gross floor area per unit type: (1) 1-bedroom unit: 750 square feet; (2) 2-bedroom unit: 1,000 square feet; (3) 3- or more bedroom unit: 1,250 square feet (§9-703.c.). For this proposal, the unit on the first floor and basement will have three bedrooms. The second dwelling unit on the second and third floors will have three bedrooms. Both units will have a gross floor area of about 1,874 sqft each based on estimates staff made from the provided floor plans, which will exceed each unit's gross square footage requirement.

Equity: This project will provide for the renovation of this vacant building, returning it to productive use. Given its history of use as three units, there will be no impacts to the surrounding community since this is a reduction from its last authorized use. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.

Notification: The Harlem Park Neighborhood Council has been notified of this action.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Chris Ryer
Director



MEMORANDUM

DATE: September 4, 2024
TO: Ways and Means Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 24-0579

A handwritten signature in blue ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0579 introduced by Councilmember Bullock.

PURPOSE

This bill proposes that permission be granted to convert a single-family home to a two-family home within the R-8 zoning district at 523 North Calhoun Street (Block 0125, 18 Lot 043).

BRIEF HISTORY

The property is located in the Harlem Park neighborhood in an R-8 district. This zoning code is intended to preserve the traditional form of housing but accommodates other residential types of housing. The proposed conversion will provide a secondary housing unit to the existing property and allow the neighborhood to continue to add housing stock.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0579. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnella, Mayor's Office of Government Relations

[HF]



BRANDON M. SCOTT
MAYOR
*100 Holliday Street, Room 250
Baltimore, Maryland 21202*

TO	The Honorable President and Members of the Baltimore City Council
FROM	Corren Johnson, Director – Department of Transportation
DATE	September 3, 2024
SUBJECT	24-0579 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 523 North Calhoun Street

Position: No Objection

Introduction

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 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

DOT Analysis

Council Bill 24-0579 would allow for the single-family home known as 523 North Calhoun Street to accommodate two dwelling units. This is a relatively minor change in a mostly residential neighborhood with a relatively low population density. Thus, impacts to traffic operations are likely to be minimal.

Conclusion

The Department foresees no fiscal or operational impact and therefore has no objection to the advancement of Council Bill 24-0579.

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

August 27, 2024

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

**Re: CC Bill #24-0579-Zoning- Conditional Use Conversion of a Single-Family Dwelling
Unit to 2 Dwelling Units in the R-8 Zoning District- Variances-
523 North Calhoun Street**

Ladies and Gentlemen:

City Council Bill No. 24-0579 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. 24-0579 is to permit, 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 523 North Calhoun Street (Block 0125, Lot 043); to grant variances from off-street parking requirements; and to provide for a special effective date. BMZA defers its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Rebecca R. Witt".

Rebecca Lundberg Witt
Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference

Council Bill 24-0579

Additional Materials

SEE ATTACHED

Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.: 24-0579

Today's Date: September 22, 2024

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



Address: 523 N. Calhoun Street, Baltimore, MD 21223

Date Posted: September 17, 2024

Name: There's No Place Like Home Enterprises, LLC c/o Angelia Johnson and Willie Johnson, Jr

Address: 10504 McGuire Way, Clinton, MD 20735

Telephone: 240-935-6927

Signature: *Angelia Johnson Willie Johnson, Jr.*

Email to: Natawnab.Austin@baltimorecity.gov



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

Ref: 523 N. Calhoun Street

Date: July 03, 2024

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 - R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- For two dwelling units, at least one off-street parking space is required. The rear of the lot does not appear to be accessible to provide the required off-street parking spaces, therefore, a variance will be needed. (Subsection 9-703(f), Table 16-406)

The required lot area for two units is 1,500 square feet. The existing lot is approximately 1,805 square feet. (Subsection 9-703(d), Table 9-401). Sufficient for two dwelling units.

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

Respectfully,

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Rashad Henderson, Applicant
Councilmember John Bullock
Department of Planning

Harlem Park Neighborhood Council, Inc.

***P.O Box 4347 Baltimore, Maryland 21223
410-523-0401***

05/16/2024

**Dwayne T. London, Jr.
Legislative Director
Office of Councilman John Bullock, 9th District
Office: 410-396-4815
Email: Dwayne.London@baltimorecity.gov**

**RE: 523 N. Calhoun Street (Block 0125, Lot 043)
Baltimore, MD 21223
Conditional Use Conversion**

Dear Mr. London

The Harlem Park Neighborhood Council, Inc. (HPNC) is in support of the request for a Conditional Use Conversion for 523 N. Carrollton Ave. The Conditional Use Conversion is for a Single-Family Dwelling Unit to be converted to 2 Dwelling Units

**Sincerely,
Rev. George Nicholson,
President- HPNC**

**cc: Councilman John Bullock – 9th Baltimore City Council District
Del. Melissa Wells- 40th Legislative District
Del. Frank Conaway, Jr. 40th Legislative District
Del. Marlon Amprey- 40th Legislative District
Del. Roxanne Prettyman 44-A Legislative District
Senator- Antonio Hayes- 40th District Baltimore City
Ms. Arlene Fisher- Lafayette Square Community Association
Mr. Chad Hayes- Director of Community Planning and Revitalization
Mr. Howard Tutman, III- DHCD- Department of Development
HPNC File
Rashad Henderson**

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

523 N. Calhoun Street, Block 0125 Lot 043

{Property Address; Block ____, Lot ____}

1. Applicant's Contact Information:

Name: Angelia and Willie Johnson, Jr.

Mailing Address: 10504 McGuire Way, Clinton, MD 20735

Telephone Number: 240-935-6927

Email Address: ceos@tnplhe.com

2. All Proposed Zoning Changes for the Property:

Convert a single-family dwelling into a multi-unit dwelling (2 units).

3. All Intended Uses of the Property:

Two (2) family multi-unit dwelling for residential use.

4. Current Owner's Contact Information:

Name: There's No Place Like Home Enterprises LLC.

Mailing Address: 10504 McGuire Way, Clinton, MD 20735

Telephone Number: 240-935-6927

Email Address: ceos@tnplhe.com

5. Property Acquisition:

The property was acquired by the current owner on May 29, 2024 by deed recorded in the
Land Records of Baltimore City in Liber Folio .

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}:

N/A

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

N/A

7. Agency:

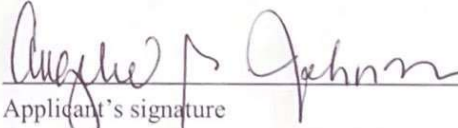
(a) The applicant is is not acting as an agent for another.

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

There's No Place Like Home Enterprises LLC
Angelia Johnson, Managing Member, ceos@tnplhe.com, 240-935-6927
Willie Johnson, Jr., Managing Member, ceos@tnplhe.com, 240-935-6927

AFFIDAVIT

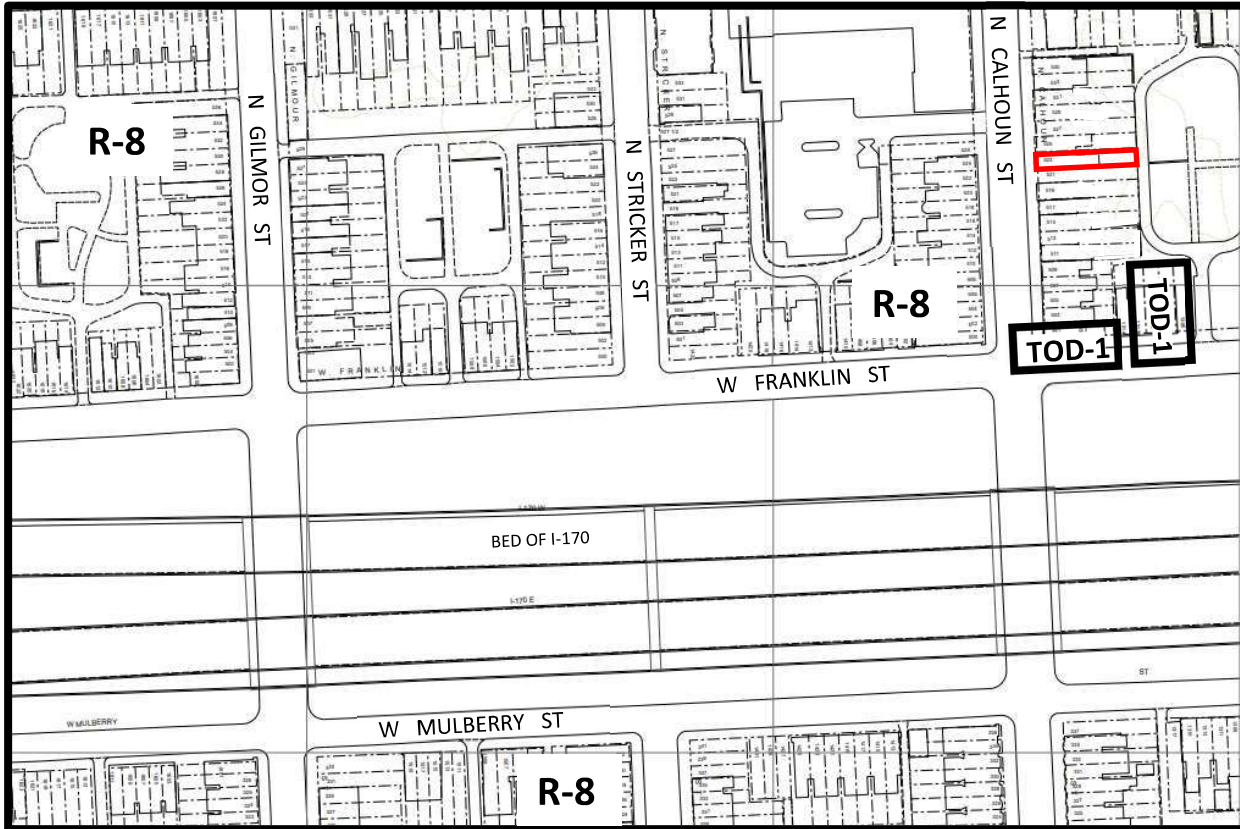
I, Angelia Johnson, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.


Applicant's signature

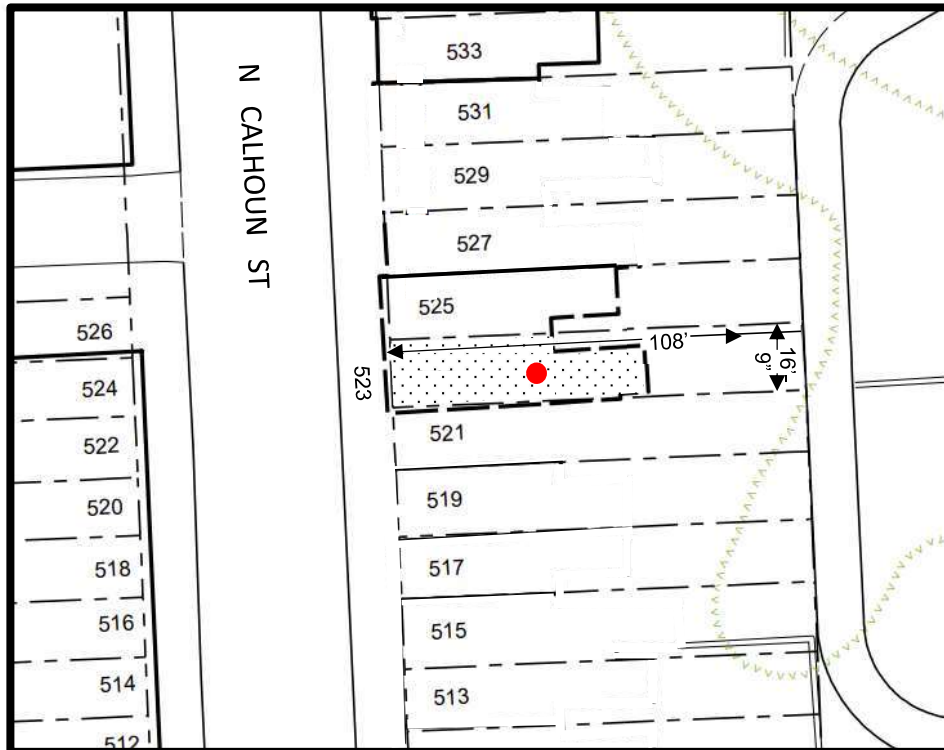
May 31, 2024

Date

SHEET NO. 54 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. 523 NORTH CALHOUN STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 19 SECTION 1

BLOCK 125 LOT 43

MAYOR

PRESIDENT CITY COUNCIL

**CITY OF BALTIMORE
COUNCIL BILL 24-0579
(First Reader)**

Introduced by: Councilmember Bullock
At the request of: There's No Place Like Home Enterprises LLC,
c/o Angelia Johnson and Willie Johnson, Jr.
Address: 10504 McGuire Way, Clinton, Maryland 20735
Telephone: (240) 935-6927

Introduced and read first time: August 26, 2024

Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
3 **to 2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **523 North Calhoun Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as
7 523 North Calhoun Street (Block 0125, Lot 043), as outlined in red on the accompanying
8 plat; and granting variances from off-street parking requirements; and providing for a special
9 effective date.

10 BY authority of

11 Article 32 - Zoning
12 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)
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 523 North Calhoun Street (Block 0125,
18 Lot 043), as outlined in red on the plat accompanying this Ordinance, in accordance with
19 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
20 complies with all applicable federal, state, and local licensing and certification requirements.

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

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

Council Bill 24-0579

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

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