



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

June 26, 2025

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill:25-0020

Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street

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Meeting: Legislative Oversight Hearing

Committee: Land Use & Transportation

Bill # 25-0020

Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street

Purpose: For the purpose of permitting, subject to certain conditions, the conversion of a single family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

REPORTING AGENCIES

Agency	Report
City Solicitor	Approved for form & legality
Department of Finance	Defers to Planning
Planning Commission	Favorable
Department of Housing and Community Development	Favorable
Parking Authority	Favorable

BACKGROUND

Current Law

Article 32 - Zoning 11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f), 16-203, and 16-602 (Table 16-406) 13 Baltimore City Revised Code 14 (Edition 2000)

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

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 particular difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.”

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:
 - a. be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - b. 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:
 - a. any Urban Renewal Plan;
 - b. the City’s Comprehensive Master Plan; or
 - c. any Historical and Architectural Preservation District; and
7. the variance will not otherwise:
 - a. be detrimental to or endanger the public health, safety, or welfare; or
 - b. be in any way contrary to the public interest.

Bill Summary

Bill 25-0020 grants permission to allow a certain single-family dwelling of 2001 West Baltimore Street to be converted to a three-dwelling unit.

Variances

The Planning staff reports this bill needs three zoning variances for the proposed conversion.

1. A 100% variance is required for off-street parking, as there is no space to provide it on-site. However, the Parking Authority of Baltimore City reported that there is sufficient on-street parking to accommodate the demand.
2. A 28% variance is needed for the lot area, since the property is only 1,350 square feet, and the R-8 zoning district requires 1,875 square feet for three-dwelling units.
3. A 20% variance is needed for conversion standards, as two of the proposed one-bedroom units are under the 750 square feet minimum.

Support

The Fayette Street Outreach Organization, Incorporated, supports the zoning change for 2001 W. Baltimore Street.

ADDITIONAL INFORMATION

Fiscal Note: This bill should have no fiscal impact.

Information Source(s): Baltimore City Code, Reporting Agencies, Bill 25-0020 1st reader.

Analysis by: Juliane Jemmott
Analysis Date: 6/16/2025

Direct Inquiries to: (410) 396 - 1268

**CITY OF BALTIMORE
COUNCIL BILL 25-0020
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Kenneth Wilson

Address: 4148 Daylily Drive, Owings Mills, MD 21117

Telephone: 442-674-6322

Introduced and read first time: February 10, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Planning
Commission, Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units**
3 **in the R-8 Zoning District – Variances – 2001 West Baltimore Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as
6 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying
7 plat; granting variances regarding certain bulk regulations (lot size area) and off-street
8 parking requirements; and providing for a special effective date.

9 BY authority of

10 Article 32 - Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f),
12 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 certain single-family dwelling unit to 3 dwelling
17 units in the R-8 Zoning District on the property known as 2001 West Baltimore Street
18 (Block 0206, Lot 045), as outlined in red on the plat accompanying this Ordinance, in accordance
19 with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the
20 building complies with all applicable federal, state, and local licensing and certification
21 requirements.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
23 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
24 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk
25 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units in
26 the R-8 Zoning District is 1,875 square feet and the lot area size is 1,350 square feet, thus
27 requiring a variance of 28%.

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

Council Bill 25-0020

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
2 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
4 off-street parking.

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

13 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
14 enacted.

Baltimore City Council



Land Use & Transportation

Committee

Bill: 25-0020

**Title: Zoning – Conditional Use Conversion
of Single-Family Dwelling Unit to 3
Dwelling Units in the R-8 Zoning District -
Variances – 2001 West Baltimore Street**

Agency Reports

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

April 8, 2025

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

Re: City Council Bill 25-0020 – Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0020 for form and legal sufficiency. The bill would permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 Zoning District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). The only properties eligible for conversions are those that were “originally constructed as a single-family dwelling” and contain “1,500 square feet or more in gross floor area” exclusive of the basement. Baltimore City Code, Art. 32, § 9-703(b). The Planning Commission Report indicates that this property was originally constructed as a single-family dwelling with a total lot area of 1,350 square feet, requiring a variance of 28%.

When a property is converted to multiple dwelling units, as in this bill, each unit must have a certain amount of square feet of gross floor area depending on the number of bedrooms in the unit. Baltimore City Code, Art. 32, § 9-703(c). In this case, according to the Planning Commission Report, the conversion proposed is for three 1-bedroom dwelling units. One-bedroom dwellings are required to have at least 750 square feet. Baltimore City Code, Art. 32, § 9-703(c)(1). The Planning Commission Report (“Report”) notes that two of the proposed one-bedroom dwelling units would only contain 600 square feet, requiring a 20% variance of this requirement. While the original bill does not include this variance, the Report includes this amendment.

To approve a conditional use, the City Council must find:

- (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.

Baltimore City Code, Art. 32, § 5-406(b).

Variance Standards

The bill also contains a 100% variance for off-street parking requirements. Dwellings that are to be converted must have one off-street parking space per converted dwelling unit. City Code, Art. 32, §§ 9-703(f); 9-804; 16-203, 16-602; Tbl. 16-406. Since the property does not provide off-street parking, a 100% variance is needed.

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).

The Report notes that the lack of off-street parking may have some impact on neighborhood parking demand, but the area is well-served by public transit.

Planning Commission Recommendation

The Report notes that the conversion of this property from a single-family dwelling into three dwelling units is supported by the property's location in a dense rowhouse neighborhood and that the conversion is consistent with housing patterns in the area. Staff also notes that the variances are moderate and allow for reuse of the structure without significant modifications.

Procedural Requirements

Certain procedural requirements apply to this bill because both conditional uses and variances are considered "legislative authorizations." Baltimore City Code, Art. 32, § 5-501(2). Specifically, notice requirements apply to the bill, and it must be referred to certain City agencies, which are obligated to review it in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. The City Council must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence to make findings of fact as outlined above. Baltimore City Code, Art. 32, § 5-602. If the Committee makes findings that support the conditional use and the variances sought, it may adopt those findings and the legal requirements will be met. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).

This bill is the appropriate method to review the facts and make the determination as to whether the legal standards for a conditional use and variances have been met. Assuming the bill is amended to include the variance for gross floor area, 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,



Desiree Luckey
Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Ty'lor Schnella, Mayor's Office of Government Relations
Hilary Ruley, Chief Solicitor, General Counsel Division
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor

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 #25-0020 / ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 2001 WEST BALTIMORE STREET		

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

DATE: March 17, 2025

At its regular meeting of March 13, 2025, the Planning Commission considered City Council Bill #25-0020, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and 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 **amendment and approval** of City Council Bill #25-0020 and adopted the following resolution, with eight members being present (eight in favor):

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 #25-0020 be **amended and 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 John Bullock, Council Rep. to Planning Commission
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services
Mr. Ken Wilson, applicant



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

March 13, 2025

REQUEST: City Council Bill #25-0020 / Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

RECOMMENDATION: Amendment and Approval with the following amendment:

- Add variances for two units for the square footage requirement of 600 sqft in lieu of the 750 sqft required.

STAFF: Austin C. Davis

PETITIONER: Kenneth Wilson

OWNER: Otis Wilson

SITE/GENERAL AREA

Site Conditions: 2001 West Baltimore Street is located on the south side of the street near the intersection with Monroe Street. The property measures approximately 15 feet by 90 feet, with a total lot area of 1,350 square feet. The existing structure is a three-story rowhouse that was originally constructed as a single-family dwelling. The structure has an above-grade square footage of approximately [need figure] and is proposed for conversion into three separate dwelling units.

General Area: The property is located in the Boyd-Booth neighborhood, a predominantly residential area consisting of historic rowhouses. The neighborhood is supported by nearby transit routes and commercial corridors, including access to bus lines along West Baltimore Street and close proximity to Monroe Street.

HISTORY

According to available records, 2001 West Baltimore Street has historically been used as a single-family dwelling but has undergone modifications over time. The applicant is seeking a conditional use approval to allow for the conversion to three dwelling units. The site does not have off-street parking, and the variance request is based on the existing lot dimensions and constraints.

CONFORMITY TO PLANS

The proposal aligns with the Baltimore Comprehensive Plan, particularly its objectives related to affordable housing, adaptive reuse of historic structures, and neighborhood stabilization. The conversion to three dwelling units supports housing diversity while maintaining the existing building's form.

ZONING CODE REQUIREMENTS

Use: The property is located in an R-8 Rowhouse Residential District, where the conversion of a single-family dwelling to three dwelling units is permitted subject to conditional-use approval by the City Council.

Lot Area and Variance: The R-8 zoning district requires 1,875 square feet of lot area for three units (750 sq. ft. per unit, adjusted to 2.5 units per § 15-302). The subject lot is 1,350 square feet, requiring a variance of 28%.

Conversion standards and Variance: 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.). Two of the proposed one-bedroom dwelling units would only contain approximately 600 square feet in gross floor area, and so this application is not approvable without a 20% variance of this requirement.

Parking and Variance:

The zoning code requires one off-street parking space per dwelling unit. Since the property does not provide off-street parking, a 100% variance from parking requirements is needed.

ANALYSIS

Background: The applicant seeks to convert the existing single-family dwelling into three dwelling units. The property's location in a dense rowhouse neighborhood supports this request, and the proposed conversion is consistent with housing patterns in the area. The required lot area and parking variances are moderate and will allow for the adaptive reuse of the structure without significant external modifications.

Impact on Neighborhood: The proposed conversion will maintain the existing building's scale and form while increasing housing availability. The lack of off-street parking may have some impact on neighborhood parking demand, but the area is well-served by public transit. The proposal aligns with Baltimore's housing goals and contributes to increased density in a walkable area.

Required Findings:

As required by §5-406(b) of the zoning code, the City Council must find that:

1. The proposed use would not be detrimental to public health, safety, or welfare;
2. The use is not precluded by other laws or urban renewal plans;
3. The authorization is not contrary to public interest; and
4. The authorization is in harmony with the zoning code's intent.

Staff believes that the proposed conversion meets these standards and supports increased housing diversity while maintaining neighborhood character.

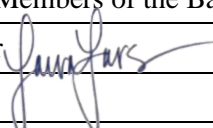
Equity: This project aligns with Baltimore’s Equity Framework by expanding access to affordable housing and promoting inclusive neighborhood development. The conversion of the property into three dwelling units enhances housing diversity and creates opportunities for a broader range of residents, particularly those with limited incomes. Additionally, the project supports transit-oriented living, reducing dependency on personal vehicles and fostering a more sustainable urban environment. By addressing housing needs within the Boyd-Booth neighborhood, the proposal contributes to equitable growth and neighborhood revitalization, ensuring that historically underinvested areas benefit from thoughtful development.

Conclusion: The requested conditional use and variances for 2001 West Baltimore Street are in harmony with Baltimore’s zoning policies and Comprehensive Plan objectives. The variances are justified given the property’s lot constraints, and the project contributes to neighborhood revitalization. For that reason, Planning staff recommends that the Planning Commission recommend approval of this conditional-use conversion with the associated variances.

Chris Ryer
Director



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	April 8 th , 2025
SUBJECT	25-0020 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street

Position: Defers to Planning

The Department of Finance is herein reporting on City Council Bill 25-0020, 25-0020 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street, the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

Background

The proposed legislation is a routine zoning change. The Department of Finance has reviewed the change and believes it will have no material impact on property tax revenue.

Conclusion

For the reasons stated above, the Department of Finance defers to Planning on City Council Bill 25-0020.

cc: Michael Mocksten
Nina Themelis



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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

Ref: 2001 West Baltimore Street

Date: January 24, 2025

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 three 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 three dwelling units, at least two off-street parking spaces are required. The rear of the lot does not appear to be able to accommodate the required off-street parking spaces; therefore, a variance will be needed. (Subsection 9-703(f), Table 16-406)
- The required lot area for three dwelling units is 1,875 square feet. The existing lot area is approximately 1,350 square feet (Subsection 9-703(d), Table 401), therefore a variance will be needed.

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
Kenny Wilson, Applicant
Councilmember John Bullock
Department of Planning



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Peter Little, Executive Director, Parking Authority of Baltimore City
CC	Mayor's Office of Government Relations
DATE	March 12, 2025
SUBJECT	25-0020 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street

Position: Favorable

BILL SYNOPSIS

City Council Bill 25-0020 is for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2001 West Baltimore Street (Block 0206, Lot 045), and granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements.

SUMMARY OF POSITION

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located within any PABC-administered parking programs. PABC staff conducted a site visit in March 2025. Given the size of the building, the rear of the lot cannot accommodate any vehicle parking. According to the Zoning Administrator Memo dated January 24, 2025, this bill requires an off-street parking variance for the new dwelling units being added. There is sufficient on-street parking to accommodate demand.

FISCAL IMPACT

It is not expected that passage of the bill will have any fiscal impact as relates to parking.

AMENDMENTS

No amendments are being requested.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	March 21, 2025
SUBJECT	25-0020 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0020 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0020 would convert a single-family dwelling on the property located at 2001 West Baltimore Street into 3 dwelling units within the R-8 Zoning District while granting variances for lot size and off-street parking. If approved, this Bill will take effect on the day of its enactment.

SUMMARY OF POSITION

At its regular meeting of March 13th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that the requested conditional use for 2001 West Baltimore Street was in harmony with both Baltimore's zoning policies and Comprehensive Plan objectives. They also noted that the variances were justified given the lot constraints of the property, and the potential contribution that the project may make to neighborhood revitalization.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas, but does fall within a broader Vacancy Reduction Priority Geography. This conditional use conversion may benefit the Boyd-Booth community by returning a vacant building to productive use and increasing affordable housing opportunities within the community.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD supports the Planning Commission's amendment to grant square footage requirement variances for two of the planned three units to be located on the property referenced within this Bill.

Baltimore City Council



Land Use & Transportation

Committee

Bill: 25-0020

**Title: Zoning – Conditional Use Conversion
of Single-Family Dwelling Unit to 3
Dwelling Units in the R-8 Zoning District -
Variances – 2001 West Baltimore Street**

Additional Materials



10/22/2024

Edna Manns, Director of Fayette Street Outreach Org.
Fayette Street Outreach Organization, Inc.
29 N. Smallwood Street
Baltimore, Maryland 21223

Mr. David C. Tanner, Executive Director
Board of Municipal & Zoning Appeals
417 E. Fayette Street, 14th Floor
Baltimore, Maryland 21202

Dear Mr. Tanner

This letter is in reference to the premises known as 2001 W. Baltimore Street.
The Fayette Street Outreach Org, Inc support the zoning change for the property
listed above.

The community residents are giving support to Mr. Wilson Family Group at last
night community meeting if you all should need further information from our
organization please don't hesitate to reach out to us.

Sincerely

Edna Manns Lake

Edna Manns Lake President/Founder

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0020**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0020 on Thursday, June 26, 2025, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2001 West Baltimore Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2001 West Baltimore Street (Block 0206, Lot 045) as outlined in red on the accompanying plat; and granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

Applicant: Kenneth Wilson / Rayne Wilson

For more information contact the Committee Staff at (410) 396-1091.

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

RYAN DORSEY
Chair