

# 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:25-0037

Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh Street

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Staff: Paroma Nandi (410-396-0271)

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Staff: Juliane Jemmott (410-396-1268)

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*Staff: Juliane Jemmott (410-396-1268)* 

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Staff: Ethan Navarre (410-396-1266)

#### CITY OF BALTIMORE

BRANDON SCOTT - MAYOR ZEKE COHEN - COUNCIL PRESIDENT



OFFICE OF COUNCIL SERVICES
NANCY MEAD — DIRECTOR
100 N. HOLIDAY STREET
BALTIMORE MD, 21202

**Meeting: Legislative Oversight Hearing** 

**Committee: Land Use & Transportation** 

Bill # 25-0037

Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh Street

**Purpose:** For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwellings units in the R-8 Zoning District on the property known as 1727 McCulloh Street (Block 0341, Lot 020), as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date.

#### **REPORTING AGENCIES**

Agency	Report
City Solicitor	Approved for form & legality
Planning Commission	Favorable
Department of Housing and Community	Favorable
Development	

#### **BACKGROUND**

#### **Current Law**

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

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.

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 25-0037 grants permission for conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District at 1727 McCulloh Street (Block 0341, Lot 020).

#### **Variance**

In the R-8 Zoning District, multi-family dwellings require one off-street parking space per dwelling unit. For 2 dwelling units, one additional parking space is required. A 100% variance for parking will be needed.

The lot size and rear alley access limit the property to only a single parking space, as two code-compliant spaces cannot be accommodated. However, the property is within walking distance of multiple MDOT-MTA bus routes, offering accessible public transportation alternatives that reduce the need for on-site parking.

Under the Ordinance 25-015, the parking requirement for residential uses was recently removed from the zoning code. While a 100% parking variance is technically still listed, this may be a moot point moving forward.

#### Support

The Madison Park Improvement Association recommend approving the request for the vacant structure located at 1727 McCulloh Street to become 2 dwelling units. This association encourages the reduction of vacant properties in the neighborhood.

#### ADDITIONAL INFORMATION

**Fiscal Note:** This bill should have no fiscal impact.

Information Source(s): Baltimore City Code, Reporting Agencies, Bill 25-0037 1st reader.

Analysis by: Juliane Jemmott Direct Inquiries to: (410) 396 - 1268

Analysis Date:6/16/2025

#### **CITY OF BALTIMORE COUNCIL BILL 25-0037** (First Reader)

Introduced by: Councilmember Torrence

At the request of: Victoria Wu Address: 4 Monroe Street

Apartment 206 Rockville, MD 20850 Telephone: (301)250-6635

Introduced and read first time: March 10, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of

Housing and Community Development

#### A BILL ENTITLED

1	AN ORDINANCE concerning
2 3	Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Unit in the R-8 Zoning District – Variances – 1727 McCulloh Street
4 5 6 7 8	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 1727 McCulloh Street (Block 0341, Lot 020), as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date.
9	By authority of
10	Article 32 - Zoning
11	Sections 5-201(a) and 9-701(2)
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 conversion of a single-family dwelling unit to 2 dwelling units in the
16	R-8 Zoning District on the property known as 1727 McCulloh Street (Block 0341, Lot 020), as
17	outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
18	Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
19	all applicable federal, state, and local licensing and certification requirements.

#### Council Bill 25-0037

SECTION 2. 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 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

## **Baltimore City Council**



# Land Use & Transportation Committee

Bill: 25-0037

Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2
Dwelling Units in the R-8 Zoning District Variances – 1727 McCulloh Street

# **Agency Reports**

#### **CITY OF BALTIMORE**

#### BRANDON M. SCOTT Mayor



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

April 22, 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 25-0037 – Zoning – Conditional Use Conversion of Single-Family

Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh

Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0037 for form and legal sufficiency. The bill would permit the conversion of a single-family dwelling unit to two dwelling units at 1727 McCulloh Street, which is in an R-8 Zoning District. The bill title also states that it would grant a variance from off-street parking requirements, but the body of the bill does not contain that language.

#### 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. 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 contains more than 2,000 square feet, thus making it eligible for the conversion.

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 one, three-bedroom dwelling unit and one, four-bedroom dwelling unit. Dwellings that contain three or more bedrooms are required to have at least 1,250 square feet. Baltimore City Code, Art. 32, § 9-703(c)(3). The Planning Commission Report notes that each new dwelling meets this standard.

The converted dwelling must continue to conform to the bulk and yard regulations, including minimum lot size, for the district in which the building is located. Baltimore City Code, Art. 32, § 9-703(d). The minimum lot size per dwelling unit in a multi-family dwelling in an R-8

district is 750 square feet. Art. 32, Tbl. 9-401. The Planning Commission notes that this lot contains approximately 1,575 square feet, thus conforming to the lot size requirement.

Additionally, two off-street parking spaces are required to serve the two dwelling units. Baltimore City Code, Art. 32, § 9-703(f) ("At least 1 off-street parking space must be provided for each dwelling unit."). The Staff Report within the Planning Commission Report notes that the size of the lot and rear alley access provide room for only *one* parking space, so a variance from the off-street parking requirements would be needed. However, the Commission Memo states that no variance would be required because the applicant testified "that one off-street parking space will be provided in the rear yard," thus obviating the need for the variance.

It's unclear if this means *two* parking spaces will now be provided, in apparent contradiction of the Staff Report. This should be clarified. If a variance is no longer needed, the only amendment to the bill is removing reference to the variance in the title and purpose statement, because the bill does not actually contain the variance language. If a variance is needed, then the bill should be amended to include the variance.

#### Conditional Use Standards

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). The Planning Commission's report contains findings pertaining to some of the standards above, using some of the criteria outlined in Section 5-406(a). Baltimore City Code, Art. 32, § 5-406(a).

#### Variance Standards

To grant any 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 Planning Commission report contains some of the findings pertaining to the above criteria.

#### **Procedural Requirements**

The City Council committee assigned the bill must consider it at a scheduled public hearing wherein it will hear and weigh the evidence. Baltimore City Code, Art. 32, §§ 5-404; 5-406; 5-507; 5-602. 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 variances sought, it may adopt these findings and the legal requirements will be met.

Finally, 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. Additionally, certain limitations on the City Council's ability to amend the bill after the committee hearing apply. Baltimore City Code, Art. 32, § 5-507.

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 variance have been met. However, as explained above, clarity is needed as to whether a parking variance is required and, if it is, the bill will need to be amended to include that variance. Assuming this clarity and amendment, if necessary, is provided, 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,

Jeffrey Hochstetler Chief Solicitor

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

#### NAME & Phris Ruer CITY of TITLE CHRIS RYER, DIRECTOR AGENCY DEPARTMENT OF PLANNING NAME & 8<sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET ADDRESS œ CITY COUNCIL BILL #25-0037/ ZONING – CONDITIONAL USE II. CONVERSION OF SINGLE-FAMILY DWELLING UNIT TO 3 SUBJECT DWELLING UNITS IN THE R-8 ZONING DISTRICT – 1727 MCCULLOH STREET

April 15, 2025

DATE:

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

At its regular meeting of April 3, 2025, the Planning Commission considered City Council Bill #25-0037, 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 1727 McCulloh Street (Block 0341, Lot 020), as outlined in red on the accompanying plat; granting a variance regarding 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 #25-0037, and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further.

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 #25-0037 be amended and approved by the City Council, with the following amendment:

• Following testimony from the applicant, who indicated that one off-street parking space will be provided in the rear yard, that the parking variance included in the bill is no longer necessary and can be removed.

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

CR/jw

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

Ms. Victoria Wu, Applicant



#### **PLANNING COMMISSION**

Jon Laria, Chair; Eric Stephenson, Vice Chair

#### STAFF REPORT



**April 3, 2025** 

**REQUEST:** City Council Bill #25-0037/ Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh 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 1727 McCulloh Street (Block 0341, Lot 020), as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Justin Walker

**PETITIONER:** Victoria Wu

**OWNER:** Jared Zheng

#### SITE/GENERAL AREA

<u>Site Conditions</u>: 1727 McCulloh Street is located on the east side of the street, approximately 115' south of the intersection with Laurens Street. This property measures approximately 15' by 105' and is currently improved with a three-story building measuring approximately 15' by 64'. This site is zoned R-8 and is located within the Madison Park South Urban Renewal Plan (URP) area.

<u>General Area</u>: The subject property is located in the Madison Park neighborhood, a predominantly residential area characterized by rowhouse development. To the north, Wilson Street includes some institutional uses, such as Eutaw-Marshburn Elementary School. The property is within a tenth of a mile of MTA bus stops on Eutaw Place.

#### **HISTORY**

The property is currently listed as an attached single-family dwelling. There is no legislative history regarding changes to this lot.

#### **CONFORMITY TO PLANS**

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Residential: Higher Density in the General Land Use Plan. This proposed development conforms to that designation.

#### **ANALYSIS**

<u>Background</u>: The applicant seeks to convert a single-family rowhouse into two dwelling units. The proposed units will consist of one three-bedroom unit and one four-bedroom unit. The total gross floor area of the structure is 2,067 square feet, which meets the conversion standards of §9-703 of the Zoning Code. The minimum floor area requirement for units with three or more bedrooms is 1,250 square feet, and the proposed units will have floor areas of 1,334 and 1,466 square feet, respectively, meeting this requirement. The conversion will add one dwelling unit to the site, requiring one additional parking space. As no additional parking can be provided onsite, a variance is required for one parking space.

<u>Residential Conversions</u>: 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).

Off-Street Parking: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For two dwelling units, one additional parking space is required to serve the new dwelling unit; none are to be provided. Therefore, a 100% variance for parking will be needed, and has been included in the bill.

#### **Conditional Use Approval Standards:**

#### § 5-406. Approval standards.

(a) Evaluation criteria.

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the 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;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

#### (b) 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.

Below is the staff's review of Article 32 – *Zoning*, §5-406 {"Approval standards"}: Staff finds that the proposal meets the outlined requirements for a conversion. The structure's size, shape, and arrangement are suitable for the use, as demonstrated by its compliance with the conversion requirements of Zoning Code § 9-703. The addition of one dwelling unit to the property will not have undue impacts on the surrounding community or traffic and aligns with the designation of the General Land Use Plan, which designates the property as *Residential: Higher Density*. The conversion is not precluded by any law or Urban Renewal Plan. Allowing this conversion will return the property to productive use and provide more options for renters in the community.

#### Variance Approval Standards:

#### § 5-308. Approval standards.

- (a) Required finding of unnecessary hardship or practical difficulty. In order to grant a variance, the Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, 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.
- (b) Other required findings.

  The Zoning Administrator, the Board of Municipal and Zoning Administrator.

The Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, 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.

Below is the staff's review of Article 32 – *Zoning*, §5-308 {"Approval standards"}: Staff finds that the requested variance conforms to the standards of §5-308. The size of the lot and access provided by the rear alley present only one opportunity for providing a parking space; two spaces that meet the size requirements of the code would not fit in the rear yard of the property. Allowing a variance for one parking space to return a building to productive use will not be injurious to the use and enjoyment of other properties nor conflict with the purpose and intent of the code. The property is located within walking distance of multiple MDOT-MTA bus routes, providing transportation options that do not necessitate a parking space.

#### Equity:

The proposed conversion of a single-family rowhouse into two dwelling units supports housing access by increasing the availability of housing options within the community. Unlike many conversions that result in one- or two-bedroom units, this proposal includes a three-bedroom and a four-bedroom unit, providing much-needed rental opportunities for larger families who may struggle to find appropriately sized housing. By diversifying housing types, the project helps accommodate a wider range of household sizes and income levels. The property is located in a walkable area with access to public transit, reducing reliance on personal vehicles and supporting transportation access. Additionally, this conversion aligns with broader housing goals by facilitating gentle density increases without significantly altering the neighborhood's character. Ensuring that existing housing stock is adapted to meet current housing needs helps promote affordability and long-term neighborhood stability.

Notification: The Madison Park Improvement Association has been notified of this action and provided a letter of support. The applicant posted the required notice on the property for the mandated ten-day period before the hearing.

Chris Ryer

**Director** 



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

Ref: 1727 McCulloh Street

Date: January 16, 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 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 no variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

At least one off-street parking space is required for the proposed unit. The rear of property is open and accessible, and if the applicant is able to provide one parking space in the rear, a variance would not be required for off-street parking (Subsection 9-703(f), Table 16-406). The required lot area for two dwelling units is 1,500 square feet. The existing lot area is 1,575 square feet.

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

Respectfully,

Seoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference

Victora Wu, Applicant

Councilmember James Torrence

Department of Planning



### 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	April 24, 2025
SUBJECT	25-0037 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh Street

**Position: Favorable** 

#### **BILL SYNOPSIS**



The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0037 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh 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 1727 McCulloh Street (Block 0341, Lot 020), as outlined in red on the accompanying plat; granting a variance regarding offstreet parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0037 would convert a single-family dwelling on the property known as 1727 McCulloh Street into 2 dwelling units within the R-8 Zoning District while granting a variance for off-street parking. If approved, this Bill will take effect on the 30<sup>th</sup> day following its enactment.

#### SUMMARY OF POSITION

At its regular meeting of April 3, 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 conversion was allowed within the R-8 zoning district and that the Madison Park Improvement Association provided a letter of support for this project. The Commission also noted that the proposal would produce both a three and four-bedroom unit, which would provide less common rental opportunities for larger families who may otherwise struggle to find appropriately sized housing.

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 Madison Park community by returning a vacant building to productive use and increasing affordable, diverse housing opportunities within the community.

#### FISCAL IMPACT

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

#### **AMENDMENTS**

DHCD is not requesting any amendments to this Bill at this time.

## **Baltimore City Council**



# Land Use & Transportation Committee

Bill: 25-0037

Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2
Dwelling Units in the R-8 Zoning District Variances – 1727 McCulloh Street

## **Additional Materials**





Madison Park Improvement
Association 2025 Board Members

Omar Hamza President

Nicholas Cohen Vice President of Operations

Joelle Johnson Vice President of Community Engagement

**Tyeisha Blair** Finance

**Benson Blanc** Architectural Review

**Derek Moore**Greening Initiatives

Markeese Freeland Safety Initiatives

Heather Weil
Communications

**Michael** Parliamentarian

Antoinette Peele Immediate Past President February 25, 2025

VIA EMAIL (rebecca.witt@baltimorecity.gov) VIA EMAIL (tarek.bolden@baltimorecity.gov)

Becky Witt, Board of Municipal and Zoning Appeals Tarek Bolden, Department of Planning City of Baltimore 417 E. Fayette Street, Suite 922 Baltimore, MD 21202

Re: 1727 McCulloh Street

To the Board of Municipal and Zoning Appeals,

The Madison Park Improvement Association (MPIA) board with MPIA's Architectural Review Committee (ARC), presents this formal position on the rehabilitation of 1727 McCulloh Street into a duplex/two dwelling units.

The property owner contacted MPIA about their intent and joined the February community meeting on February 6th, 2025. During the meeting, no community members objected to the rehabilitation of the vacant structure located at 1727 McCulloh Street to become a duplex/two family dwelling. In consideration of the policies and goals of the association, MPIA recommends APPROVING this request.

MPIA encourages the reduction of vacant properties in the neighborhood, especially when the renovation will provide affordable housing for renters. MPIA encourages developers that prioritize:

- 1. Safe, healthy, and affordable housing for people at all income levels
- 2. Mixed use development that increases population and adds commercial spaces
- 2. Properly maintained and permitted work on buildings and property
- 3. Engagement in monthly community meetings
- 4. Contacting MPIA for discussion of variance requests
- 5. Adhering to CHAP and the MPIA ARC for exterior modifications in the Madison Park Historic District
- 6. Working with the Department of Public Works for proper trash removal from the property

MPIA discourages car oriented, suburban style developments, absentee owners/landlords, and failure to achieve CHAP or MPIA ARC approval before exterior modifications are performed in the Madison Park Historic District.

These beliefs align with the MPIA mission statement, which includes a focus on safety, cleanliness, and preservation of the architectural integrity of the community.