

LAND USE & TRANSPORTATION COMMITTEE

FINDINGS OF FACT

City Council Bill No. 25-0073

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

Zoning – Conditional Use Conversion of a Single-Family Dwelling to 2 Dwelling Units in the R-7 Zoning District – Variance – 220 North Culver Street

1. The establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**
 - Uses within the R-7 District allow for Conversions of this time and will not impede the public interest
2. The use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
 - The use is permitted by the R-7 district and would not conflict with any Urban Renewal Plan
3. The authorization **would not** be contrary to the public interest **for the following reasons:**
 - Use of this property as multifamily housing would not be contrary to the interests of the public. The additional unit would add more housing to the community and keep the building in productive use.
4. The authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
 - Use of this property as a multifamily unit will not create in the community with a negative impact on public health, safety, or welfare.

After consideration of the following, **where applicable (fill out all that are relevant):**

1. the nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;

- a. 220 North Culver Street is located on the north side of the street, approximately 100' west of the intersection with West Saratoga Street. This property measures approximately 22' by 75' and is currently improved with a two-story building measuring approximately 22' by 40'. The building is currently built as two dwelling units, including layout and BGE meters.
2. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - a. The site is located with the Allendale neighborhood. The site is surrounded with blocks of R-7 and R-6 residential zoning. The area contains primary rowhouse and low-density multi-family dwellings. Two blocks east is the open space zone of Hilton Park.
3. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - There is reasonable proximity of other dwellings and places of public gathering.
4. accessibility of the premises for emergency vehicles;
 - There is adequate accessibility for emergency vehicles,
5. accessibility of light and air to the premises and to the property in the vicinity;
 - There is adequate accessibility of light and air to the premises.
6. the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
 - There are adequate utilities, roads, drainage, and other necessary facilities.
7. the preservation of cultural and historic landmarks and structures;
 - The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.
8. the character of the neighborhood;
 - This property is located in the Allendale neighborhood, which is predominantly residential in nature, with the housing stock largely comprised of row homes.
9. the provisions of the City's Comprehensive Master Plan;
 - a. The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan. The Comprehensive Master Plan articulates an interest in restoring vacant properties. This conditional use will bring the property into compliance with the zoning code.

10. the provisions of any applicable Urban Renewal Plan;

- The proposed use is not prevented or limited by an Urban Renewal Plan which is applicable to the property.

11. all applicable standards and requirements of this Code;

- The proposed use requires variances from lot area regulations

12. the intent and purpose of this Code; and

- The proposed use is consistent with the intent and purpose of the Zoning Code.

13. any other matters considered to be in the interest of the general welfare.

- The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

FINDINGS OF FACT FOR VARIANCE

City Council Bill No. 25-0090

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE AND TRANSPORTATION AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO THE APPLICABLE SECTIONS OF ARTICLE 32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING ANY VARIANCES OF APPLICABLE STANDARDS FOR:

Zoning – Conditional Use Conversion of a Single-Family Dwelling to 2 Dwelling Units in the R-7 Zoning District – Variance – 220 North Culver Street

VARIANCE FROM BULK & YARD REQUIREMENTS

(Use a separate Variance form for each Variance sought in the bill)

THRESHOLD QUESTION:

- ☒ *In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

HARDSHIP OR PRACTICAL DIFFICULTY:

*The City Council has considered at least one of the following:
(check all that apply to evidence consideration)*

- ☒ The physical surroundings around the **STRUCTURE / LAND** involved;
(underline one)
- ☒ The shape of the **STRUCTURE / LAND** involved;
(underline one)
- ☐ The topographical conditions of the **STRUCTURE / LAND** involved.
(underline one)

*and finds **either** that:*

*(1) An unnecessary hardship **WOULD / WOULD NOT** (underline one) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:*

or that:

(2) Practical difficulty WOULD / **WOULD NOT** (*underline one*) exist if the strict letter of the applicable requirement from which the variance is sought were applied because:

The committee finds that this variance would be null because at the time it takes to go into effect the regulations on Bulk & Yard Areas will have been changed with Council Bill 25-0064 going into effect.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated October 9, 2025, including the Department of Planning Staff Report, dated October 10, 2025.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Michele Toth, Law Department
- Eric Tiso, Planning Commission
- Luciano Diaz, Department of Transportation
- Jason Wright, Department of Housing and Community Development
- Ty'lor Schnella, Mayor's Office of Government Relations

Written:

- Department of Transportation, Agency Report – Dated November 19, 2025
- Board of Municipal and Zoning Appeals, Agency Report – Dated November 19, 2025
- Law Department, Agency Report – Dated November 14, 2025
- Department of Housing and Community Development, Agency Report – September 22, 2025

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey – Chair
Phylicia Porter
Paris Gray
Sharon Green Middleton
Mark Parker
Zac Blanchard