

DEPARTMENT OF LEGISLATIVE REFERENCE**STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street
 City Hall, Suite 626
 Baltimore, Maryland 21202

Phone: (410) 396-4730
 Email: ben.guthorn@baltimorecity.gov

01. Property Information.			
Property Address: 3221 Frederick Avenue		Block: 2123A	Lot: 002
City: Baltimore	State: <small>Maryland</small>	Zip Code: 21229	
02. Applicant's Contact Information.			
First Name: Lisa		Last Name: Sui Dang	
Mailing Address: 1510 Riverside Ave			
City: Baltimore	State: Maryland	Zip Code: 21229	
Telephone Number: 267-254-8025		Email Address: jakshomebaltimore@gmail.com	
03. Agency.			
Is the applicant acting as an agent for another? <input type="checkbox"/>			
If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.			
<i>(Use an additional sheet if necessary.)</i>			
Corporate Entity: Balti Investment, LLC			
01	First Name: Lisa	Last Name: Sui Dang	
Mailing Address: 500 E Baltimore Ave			
City: Landsdowne	State: PA	Zip Code: 19050	
02	First Name:	Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
04. Current Property Owner's Contact Information (if different than applicant).			
First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	

05. Property Acquisition.		
Date the property was acquired by the current owner: 2/3/2021		
Deed Reference	Liber/Book: 22596	Folio/Page: 0362
06. All Proposed Zoning Changes for the Property.		
Zoning District	Current Zoning District: I-1	Requested Zoning District: IMU-1
Conditional Use	Existing Use:	Proposed Conditional Use:
	Please describe all intended uses of the Property:	
<i>Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 - Zoning e.g. Table 9-301, Table 10-301, etc.</i>		
Multifamily	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units	
	Proposed Number of Units:	
	Gross Square Footage of Building: <i>(Not including basement area)</i>	
	Unit 01	Gross Sq./Ft: No. of Bedrooms: .
	Unit 02	Gross Sq./Ft: No. of Bedrooms: .
	Unit	Gross Sq./Ft: No. of Bedrooms: .
	Unit	Gross Sq./Ft: No. of Bedrooms: .
	<i>(Add additional units as needed.)</i>	
<p>ARTICLE 32, § 9-703. CONVERSION STANDARDS.</p> <p>(a) In general. All conversions must meet the standards set forth in this section.</p> <p>(b) Existing dwelling. (1) 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. (2) For purposes of this subsection, gross floor area does not include any basement area.</p> <p>(c) GFA per dwelling unit. 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.</p> <p>*Please note that one off-street parking space is required per each dwelling unit added.</p>		

07. Contract Contingency.		
Is there a purchase contract contingent on the requested legislative authorization? No		
If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract. <i>(Add additional parties as needed.)</i>		
1 ST PARTY	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:
2 ND PARTY	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:
The purposes, nature, and effect of the contract are:		
08. Affidavit.		
I, _____, 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		
_____ Date <i>1/27/2025</i>		