

**Introduced by:** Councilmember Sneed

**At the request of:** Anita Nucci

Address: c/o Alfred Korpisz, 9417 Avondale Road, Parkville, Maryland 21234

Telephone: 410-493-9417

**Prepared by:** Department of Legislative Reference

**Date:** March 6, 2019

**Referred to:** LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0349

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variance –  
2029 East Lombard 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

By authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)

Baltimore City Revised Code

(Edition 2000)

**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

Agencies	Boards and Commissions
Baltimore City Public School System	Environmental Control Board
Baltimore Development Corporation	Fire & Police Employees' Retirement System
City Solicitor	Labor Commissioner
Comptroller's Office	Parking Authority Board
Department of Audits	Planning Commission
Department of Finance	Wage Commission
Department of General Services	Other: _____
Department of Housing and Community Development	Other: _____
Department of Human Resources	Other: _____
Department of Planning	Other: _____
Other: _____	Other: _____
Other: _____	Other: _____
Other: _____	Other: _____
Department of Public Works	Department of Public Works
Department of Real Estate	Department of Real Estate
Department of Recreation and Parks	Department of Recreation and Parks
Department of Transportation	Department of Transportation
Fire Department	Fire Department
Health Department	Health Department
Mayor's Office of Employment Development	Mayor's Office of Employment Development
Mayor's Office of Human Services	Mayor's Office of Human Services
Mayor's Office of Information Technology	Mayor's Office of Information Technology
Office of the Mayor	Office of the Mayor
Police Department	Police Department
Other: _____	Other: _____
Other: _____	Other: _____
Other: _____	Other: _____

CITY OF BALTIMORE  
ORDINANCE **19-270**  
Council Bill 19-0349

Introduced by: Councilmember Sneed

At the request of: Anita Nucci

Address: c/o Alfred Korpisz, 9417 Avondale Road, Parkville, Maryland 21234

Telephone: 410-493-9417

Introduced and read first time: March 11, 2019

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: June 17, 2019

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variance –  
2029 East Lombard 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)

Baltimore City Revised Code

(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District (Table 16-406).

**Explanation:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
Strike-out indicates matter stricken from the bill by amendment  
or deleted from existing law by amendment.

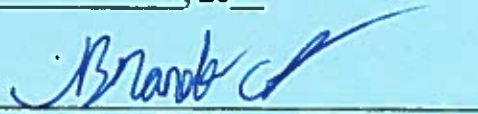
Council Bill 19-0349

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 30<sup>th</sup> day  
10 after the date it is enacted.

JUN 24 2019

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

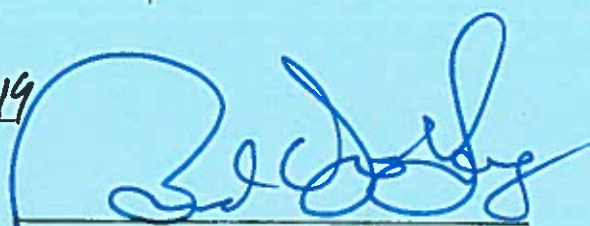
  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to his Honor, the Mayor,

this \_\_\_\_\_ day of ~~\_\_\_\_\_~~ JUN 24 2019, 20\_\_

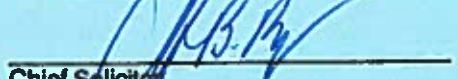
  
\_\_\_\_\_  
Chief Clerk

Approved this 26<sup>th</sup> day of June, 2019

  
\_\_\_\_\_  
Mayor, Baltimore City

Approved For Form and Legal Sufficiency

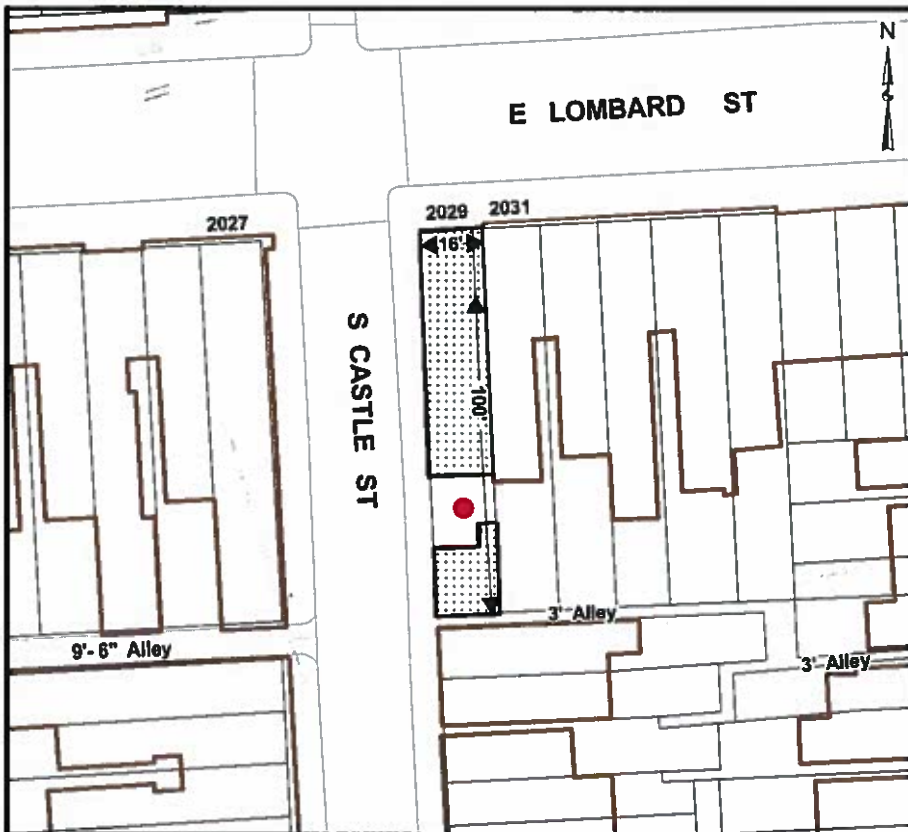
This 25<sup>th</sup> Day of June 2019

  
\_\_\_\_\_  
Chief Solicitor

**SHEET NO. 57 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



**Note:**

In Connection With The Property Known As No. 2029 EAST LOMBARD 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 2 SECTION 1  
BLOCK 1747 LOT 53

*[Signature]*  
MAYOR

*[Signature]*  
PRESIDENT CITY COUNCIL

Scale: 1" = 50'

# LAND USE AND TRANSPORTATION COMMITTEE

## FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, 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:

### City Council Bill No. 19-0349

#### Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2029 East Lombard 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:**

The establishment, location and operation of this property as a multi-family dwelling containing two dwelling units would not be detrimental to or endanger public health, safety, or welfare.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

The proposed use is not precluded by any other law, including any applicable Urban Renewal Plan.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed authorization would not be contrary to the public interest (in fact, it would advance the public interest by creating more housing affordable to moderate-income families).

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

The authorization would be in harmony with the purpose and intent of the Zoning Code.

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

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the proposed site, including its size and shape, are adequate for the proposed use.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There will be no negative impact to traffic patterns. The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is not located on a block where the PABC administers on-street parking programs. A site visit was conducted during the first week of April 2019. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, the PABC investigated the alley and rear of the property and determined that there is not sufficient access for any off-street parking spaces. Therefore, a variance for off-street parking is required, and the PABC has determined that the passage of this bill will not negatively impact parking in the area.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use will not impair the present and future development of this lot or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties 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;

Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use would not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The proposed use would not alter the character of the neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with provisions of the City's Comprehensive Master Plan.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is not regulated by any Urban Renewal Plan.

- (12) all applicable standards and requirements of this Code;

The proposed use meets all other applicable standards and requirements of the Zoning Code.

- (13) the intent and purpose of this Code; and

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

- (14) any other matters considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

[ X ] Planning Report

Planning Commission Report, Dated April 22, 2019;



Department of Planning Staff Report, Dated April 18, 2019

[ X ] Testimony presented at the Committee hearing

Oral – Witness Name:

- Mr. Martin French, Department of Planning
- Mr. David Framm, Department of Transportation
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Ms. Hilary Ruley, Department of Law
- Mr. Robert Pipik, Department of Housing and Community Development
- Ms. Laurie Bianca-Pruett, Parking Authority of Baltimore City
- Ms. Christina Moore, Baltimore Development Corporation
- Mr. Derek Ready, Baltimore City Fire Department

Written – Submitted by: (Include documents that have relevant facts only)

- Planning Commission Report, Dated April 22, 2019;
- Department of Planning Staff Report, Dated April 18, 2019
- Parking Authority of Baltimore City, Dated April 15, 2019
- Department of Housing and Community Development, Dated May 14, 2019
- Department of Transportation, Dated April 29, 2019
- Baltimore Development Corporation, June 12, 2019

**LAND USE AND TRANSPORTATION COMMITTEE:**

 Chairman	_____	Member
 Member	_____	Member
 Member	_____	Member
 Member	_____	Member

**LAND USE AND TRANSPORTATION COMMITTEE**

**FINDINGS OF FACT FOR VARIANCE**

**City Council Bill No. 19-0349**

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE: 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 THE PROPERTY LOCATED AT:

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District - Variances – 2029 East Lombard Street**

**VARIANCE FOR: OFF-STREET PARKING**

*(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 exist if the strict letter of the applicable  
*(underline one)*  
requirement from which the variance is sought were applied because:

---

---

---

---

---

*or that:*

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

One additional off-street parking space is required to serve the one newly-created dwelling unit (BCZC §9-703.f.). This property cannot provide any off-street parking spaces meeting Zoning Code standards for size or accessibility, and therefore a variance of this requirement is included in this bill.

While no off-street parking meeting Zoning Code standards can be provided on this property, the site is located in a dense, walkable neighborhood that is served by several bus lines.

The variance that would be granted would not be injurious to use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood.

**SOURCE OF FINDINGS:**

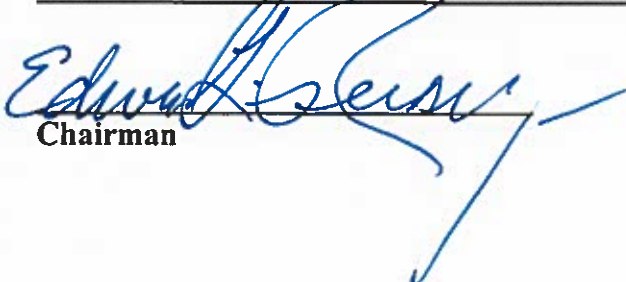
*(check all that apply)*

- Planning Report - Planning Commission Report, Dated April 22, 2019; Department of Planning Staff Report, Dated April 18, 2019
- Testimony presented at the Committee hearing:
  - Oral – Witnesses Names:
    - Mr. Martin French, Department of Planning
    - Mr. David Framm, Department of Transportation
    - Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
    - Ms. Hilary Ruley, Department of Law
    - Mr. Robert Pipik, Department of Housing and Community Development
    - Ms. Laurie Bianca-Pruett, Parking Authority of Baltimore City
    - Ms. Christina Moore, Baltimore Development Corporation
    - Mr. Derek Ready, Baltimore City Fire Department

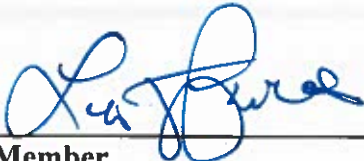
Written – Submitted by: (Include documents that have relevant facts only)

- Planning Commission Report, Dated April 22, 2019
- Department of Planning Staff Report, Dated April 18, 2019
- Parking Authority of Baltimore City, Dated April 15, 2019
- Department of Housing and Community Development, Dated May 14, 2019
- Department of Transportation, Dated April 29, 2019
- Baltimore Development Corporation, June 12, 2019

**LAND USE AND TRANSPORTATION COMMITTEE:**

  
Chairman

  
Member

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

# BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: June 13, 2019

BILL#: 19-0349

**BILL TITLE: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2029 East Lombard Street**

MOTION BY: Clark      SECONDED BY: Stokes

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<u>6</u>		<u>1</u>	

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: 19-0349**

*Today's Date: 5/24/19*

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



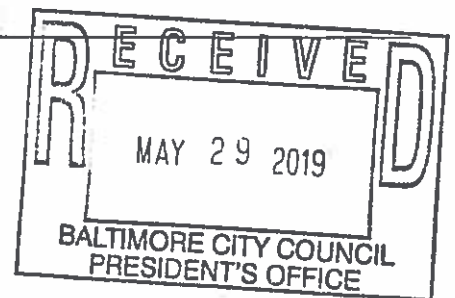
**Address: 2029 East Lombard St. Baltimore, M.D. 21231**

**Date Posted: 5/22/19**

**Name: Alfred B. Korpisz**

**Address: 9417 Avondale Rd. Baltimore, M.D. 21234**

**Telephone: 410-493-9417**



- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #19-0349/ ZONING – CONDITIONAL USE CONVERSION – VARIANCE – 2029 EAST LOMBARD STREET

CITY of  
BALTIMORE

**MEMO**



**TO**

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

DATE: April 22, 2019

At its regular meeting of April 18, 2019, the Planning Commission considered City Council Bill #19-0349, 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #19-0349, and adopted the following resolution, eight members being present (eight in favor):

**RESOLVED**, That the Planning Commission finds, in accordance with §5-406(a) and §5-406(b) 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
- would be in harmony with the purpose and intent of this Code; 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

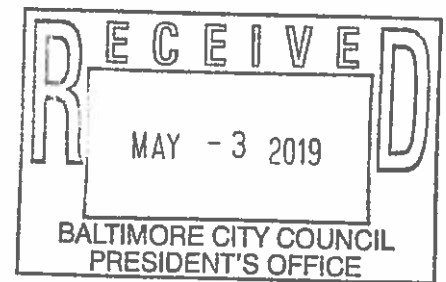
**RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and finds that because of its particular surroundings and shape of the specific structure, a practical difficulty would result if the strict letter of the applicable Zoning Code requirements were carried out; and therefore recommends that City Council Bill #19-0349 be passed by the City Council.

If you have any questions, please contact Mr. Martin French in the Land Use and Urban Design Division at 410-396-1354.

CR/ewt

Attachment

*F*



cc: Mr. Pete Hammen, Chief Operating Officer  
Ms. Karen Stokes, Mayor's Office  
Mr. Colin Tarbert, Mayor's Office  
Mr. Jeff Amoros, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. William H. Cole IV, BDC  
Mr. Derek Baumgardner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Mr. Tyrell Dixon, DCHD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Frank Murphy, DOT  
Ms. Eboni Wimbush, DOT  
Ms. Natawna Austin, Council Services  
Mr. Ervin Bishop, Council Services  
Mr. Alfred Korpisz, for Ms. Anita Nucci





Catherine E. Pugh  
Mayor

**PLANNING COMMISSION**

*Sean D. Davis, Chairman*

**STAFF REPORT**



Chris Ryer  
Director

April 18, 2019

**REQUEST: City Council Bill 19-0349/ Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2029 East Lombard 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

**RECOMMENDATION:** Approval

**STAFF:** Martin French

**PETITIONERS:** Councilmember Sneed, at the request of Anita Nucci

**OWNER:** Anita Nucci

**SITE/ GENERAL AREA**

**Site Conditions:** 2029 East Lombard Street is located on the southeast corner of the intersection with Castle Street. This property measures approximately 16' by 100' and is currently improved with a three-story semi-detached residential building measuring approximately 16' by 63' and a detached rear garage-type structure measuring approximately 16' by 16'. The site is zoned R-8. The building on the lot is presently used as a single-family dwelling.

**General Area:** Most of the housing closest to this property was originally developed in the second half of the 19<sup>th</sup> Century, and comprises part of the Butchers Hill National Register Historic District. In the first half of the 20<sup>th</sup> Century some single-family residential buildings in the area were converted to either multi-family dwellings or residential mixed-use. From its origins to the present, this area has been characterized by a mix of mid- to late-19<sup>th</sup> Century row-houses, with a few multi-family, religious and institutional uses and scattered commercial uses in various locations.

**HISTORY**

The Butchers Hill Historic District was certified to the National Register of Historic Places on December 28, 1982.

- (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.

The establishment, location, and operation of this property as a multi-family dwelling containing two dwelling units would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law. The proposed authorization would not be contrary to the public interest (in fact, it would advance the public interest by creating more housing affordable to moderate-income families). Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

In making the above recommendation, Planning staff reviewed §5-406(b) {"Required considerations"} of Article 32 – *Zoning*, and finds that the proposed use meets these additional criteria for approval of a conditional use:

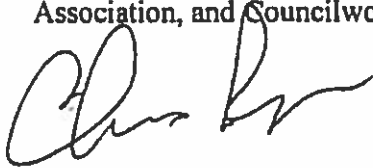
- (1) the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- (2) there will be no negative impact to traffic patterns;
- (3) the proposed use will not impair the present and future development of this lot or the surrounding area;
- (4) there will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering;
- (5) there is adequate accessibility of the premises to emergency vehicles;
- (6) there is adequate light and air to the premises and to properties in the vicinity;
- (7) adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
- (8) the proposed use would not interfere with preservation of cultural and historic landmarks and structures;
- (9) the proposed use would not alter the character of the neighborhood;
- (10) the proposed use is consistent with provisions of the City's Comprehensive Master Plan;
- (11) the proposed use is not regulated by any Urban Renewal Plan;
- (12) the proposed use meets all other applicable standards and requirements of the Zoning Code;
- (13) the proposed use is consistent with the intent and purpose of the Zoning Code; and
- (14) is consistent with any other matters that may be considered to be in the interest of the general welfare.

Planning staff recommend that the Planning Commission also find:


- The proposed use as a 2-family dwelling would be consistent with other residential use in the area and would allow continuing use of a structure that contributes to the Butchers Hill National Register Historic District.
- While no off-street parking meeting Zoning Code standards can be provided on this property, the site is located in a dense, walkable neighborhood that is served by several bus lines.
- The variance that would be granted would not be injurious to use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in

the neighborhood. Maintaining this property in full occupancy would actually help improve property values in the Butchers Hill Historic District. The variance is in harmony with the Comprehensive Master Plan, the Butchers Hill National Register Historic District, and related considerations of public health, safety, and general welfare.

**Notification:** The Butchers Hill Association, Fells Prospect, Inc., Upper Fells Point Improvement Association, and Councilwoman Sneed have been notified of this action.



**Chris Ryer**  
**Director**

<b>F R O M</b>	<b>NAME &amp; TITLE</b>	Frank Murphy, Acting Director	<b>CITY of BALTIMORE  M E M O</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	<b>SUBJECT</b>	City Council Bill 19-0349		

TO: Ex Officio Mayor Bernard C. "Jack" Young  
TO: Land Use & Transportation Committee  
FROM: Department of Transportation  
POSITION: No Objection  
RE: Council Bill - 19-0349

DATE: 4/29/19

**INTRODUCTION** – Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2029 East Lombard Street

**PURPOSE/PLANS** – 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

**COMMENTS** – This bill is a standard conditional use conversion ordinance that proposed to change a single-family dwelling unit into two dwelling units. The bill as proposed should have not fiscal or operation impact on the Department of Transportation.

**AGENCY/DEPARTMENT POSITION** – The Department of Transportation has no objection to City Council bill 19-0349.

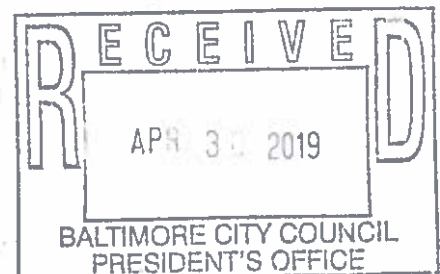
If you have any questions, please do not hesitate to contact Liam Davis at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or at 410-545-3207.

Sincerely,

*Frank Murphy*

Frank Murphy  
Acting Director

*no objection*



CITY OF BALTIMORE



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Suite 922  
Baltimore, Maryland 21202

June 10, 2019

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

Re: **CC Bill #19-0349 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2029 East Lombard Street**

Ladies and Gentlemen:

City Council Bill No. 19-0349 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. 19-0349 is to convert a single-family dwelling unit to two dwelling units in the R-8 Zoning District on the property known as 2029 East Lombard Street (Block 1747, Lot 053); and granting a variance from certain off-street parking regulations.

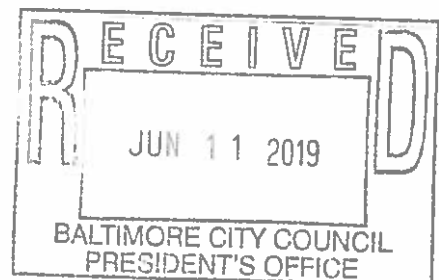
The BMZA has reviewed the legislation and recommends approval of City Council Bill No. 19-0349.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek J. Baumgardner".

Derek J. Baumgardner  
Executive Director

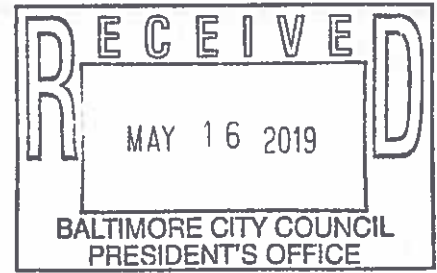
CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference



A handwritten mark in black ink, resembling the letter "F" or a similar symbol.



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: May 14, 2019

Re: **City Council Bill 19-0349, Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to the 2 Dwelling Units in the R-8 Zoning District – Variance – 2029 East Lombard Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0349, 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 2029 East Lombard Street; and granting a variance from certain off-street parking regulations.

If enacted, this bill will allow the property at 2029 East Lombard Street to be converted from a single-family dwelling to 2 dwelling units. At its regular meeting of April 19, 2019, the Planning Commission concurred with the Department of Planning Staff recommendation for approval of this bill. The Planning departmental staff determined that the conversion would have no adverse effects on the community while responding to more contemporary, smaller-scale residential needs in the area.

DHCD has reviewed City Council Bill 19-0349 and supports the passage of the bill.

MB:td

cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*

<b>FROM</b>	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department <i>NRF</i>
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. _21202
	SUBJECT	City Council Bill #19-0349 Response to Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit <del>to 2 Dwelling Units in the R-7 District - Variances 2029 East Lombard Street</del>

CITY OF  
BALTIMORE  
**MEMO**



DATE: **March 18, 2019**

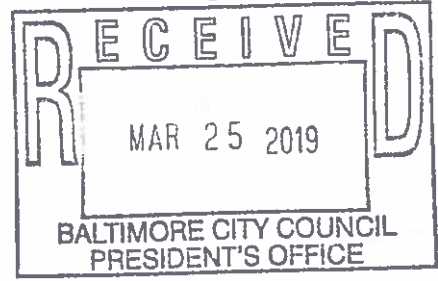
**TO**  
The Honorable Bernard C. Young, President  
And All Members of the Baltimore City Council  
City Hall, Room 408

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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

The Baltimore City Fire Department has no objections for Council Bill 19-0349: Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District -Variances for the property located at 2029 E. Lombard Street. All rental locations must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The rental locations shall comply with the Building, Fire, and Related Codes of Baltimore City 2015 Edition (As Enacted by Ord. 15-547, and Last Amended by Ord. 18-1830) and applicable Maryland laws.

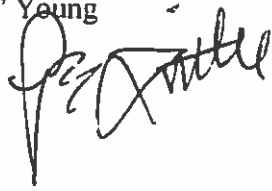
The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, Fire Detection/Notification/Suppression Systems, and Automatic Sprinkler installation. Locations may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.

*no objection*



TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young  
FROM: Peter Little, Executive Director  
DATE: April 15, 2019  
RE: Council Bill 19-0349



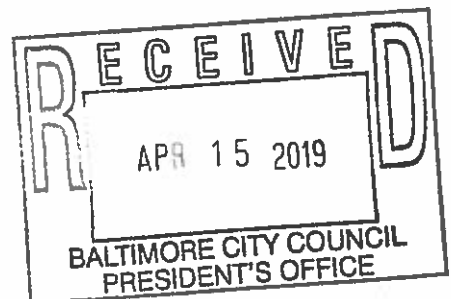
I am herein reporting on City Council Bill 19-0349 introduced by Councilmember Sneed at the request of Anita Nucci.

The purpose of this bill is for 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 2029 East Lombard Street.

According to Baltimore City Code §§ 5-201(a) and 9-701 (2), the R-8 Zoning District allows for the conversion of a single-family dwelling to 2 dwelling units. This proposed legislation requests a variance for the off-street parking requirement.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is not located on a block where PABC administers on-street parking programs. Site visits were conducted during March and April 2019. PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, PABC investigated the alley and rear of the property and determined that there is not sufficient access or property for any off-street parking spaces. Therefore, a variance for off-street parking is required, and PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, PABC does not oppose the passage of City Council Bill 19-0349.



*Does not oppose*





## MEMORANDUM

DATE: April 15, 2019  
TO: Land Use and Transportation Committee  
FROM: William H. Cole, President and CEO  
POSITION: No Objection  
SUBJECT: City Council Bill 19-0349 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2029 East Lombard Street

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0339 introduced by Councilmember Sneed at the request of Anita Nucci c/o Alfred Korpisz.

### PURPOSE

The purpose of this Bill is 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 2029 East Lombard Street and granting a variance from certain off-street parking regulations.

### BRIEF HISTORY

The property is currently used as a single-family dwelling and the owner would like to convert the property to two dwelling units. In an R-8 Zoning District, code requires one off-street parking space per dwelling unit. This particular property is constructed in a way that restricts the availability of off-street parking, thus requiring a variance.

### FISCAL IMPACT

NONE

### AGENCY POSITION

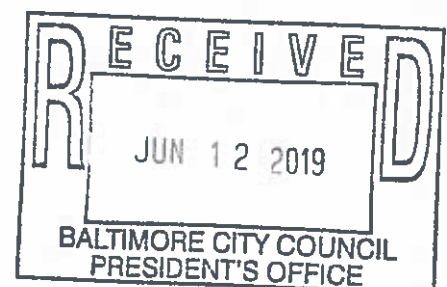
BDC has no objection to the approval of City Council Bill 19-0349.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Jeffrey Amoros

[CM]

*no obj*



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Minutes - Final

### Land Use and Transportation Committee

---

Wednesday, June 12, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

---

19-0349

#### CALL TO ORDER

#### INTRODUCTIONS

#### ATTENDANCE

**Present** 6 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

**Absent** 1 - Member Ryan Dorsey

#### ITEMS SCHEDULED FOR PUBLIC HEARING

19-0349

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2029 East Lombard 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

**Sponsors:** Shannon Sneed

**A motion was made by Member Clarke, seconded by Member Stokes, Sr. that the bill be recommended favorably. The motion carried by the following vote:**

**Yes:** 6 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Pinkett III, and Member Stokes Sr.

**Absent:** 1 - Member Dorsey

#### ADJOURNMENT

CITY OF BALTIMORE

CATHERINE E. PUGIL, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**HEARING NOTES**

**Bill: 19-0349**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2029 East Lombard Street**

**Committee:** Land Use and Transportation

**Chaired By:** Councilmember Edward Reisinger

**Hearing Date:** June 12, 2019

**Time (Beginning):** 1:00 p.m.

**Time (Ending):** 1:09 p.m.

**Location:** Clarence "Du" Burns Chambers

**Total Attendance:** ~20

**Committee Members in Attendance:**

Edward Reisinger, Chairperson

Middleton, Sharon, Vice Chairperson

Mary Pat Clarke

Eric Costello

Leon Pinkett

Robert Stokes

Bill Synopsis in the file? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Attendance sheet in the file? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Agency reports read? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Hearing televised or audio-digitally recorded? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Certification of advertising/posting notices in the file? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Evidence of notification to property owners? .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Final vote taken at this hearing? .....	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Motioned by: .....	Councilmember Clarke		
Seconded by: .....	Councilmember Stokes		
Final Vote: .....	Favorable		

**Major Speakers**  
*(This is not an attendance record.)*

- Martin French, Department of Planning
  - Hilary Ruley, Law Department
  - Derek Baumgardner, Board of Municipal Zoning Appeals (BMZA)
  - David Framm, Department of Transportation (DOT)
  - Robert Pipik, Department of Housing and Community Development (DHCD)
  - Christina Moore, Baltimore Development Corporation (BDC)
  - Derek Ready, Baltimore City Fire Department (BCFD)
  - Laurie Bianca-Pruett, Parking Authority of Baltimore City (PABC)
- 

**Major Issues Discussed**

1. Councilman Reisinger introduced committee members and read the bill and public notice information into the record.
  2. Martin French – Read the Planning Commission’s and Department of Planning’s reports into the record. He testified that community groups had been notified and that the Planning Department had not received any correspondence in opposition to the bill.
  3. Derek Baumgardner – Testified that the BMZA’s written report reflects is favorable for the bill.
  4. Hilary Ruley – Testified that the Law Department’s written report reflects no objection to the bill.
  5. Christina Moore – Testified that BDC’s written report reflects no objection to the bill.
  6. Robert Pipik – Testified that DHCD’s written report reflects is favorable for the bill.
  7. David Framm – Testified that the Department of Transportation’s report reflects no objection to the bill.
  8. Derek Ready – Testified that the Fire Department’s report reflects no objection to the bill.
  9. Laurie Bianca-Pruett – Testified that the Parking Authority for Baltimore City’s written report reflects no objection. The passage of the bill will not negatively affect parking in the area. PABC does not oppose the bill.
  10. This committee voted on the bill and the hearing was adjourned.
- 

**Further Study**

Was further study requested?

Yes    No

If yes, describe. N/A

---

**Committee Vote:**

E. Reisinger: ..... Yea  
S. Middleton: ..... Yea  
M. Clarke ..... Yea  
E. Costello: ..... Yea  
R. Dorsey ..... Absent

---

L. Pinkett: ..... Yea  
R. Stokes: ..... Yea

---

Jennifer L. Coates, Committee Staff



Date: June 12 2019

cc: Bill File  
OCS Chrono File

# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Agenda - Final

### Land Use and Transportation Committee

---

Wednesday, June 12, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

---

19-0349

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

19-0349

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2029 East Lombard 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

Sponsors:

Shannon Sneed

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**



**BALTIMORE CITY COUNCIL  
LAND USE AND TRANSPORTATION  
COMMITTEE**

**Mission Statement**

*On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.*

**The Honorable Edward Reisinger  
Chairman**

**PUBLIC HEARING**

**Wednesday, June 12, 2019  
1:00 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

***Council Bill 19-0349  
Zoning - Conditional Use Conversion of a Single-Family  
Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District -  
Variance - 2029 East Lombard Street***

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Brandon M. Scott  
Isaac “Yitzy” Schleifer  
Shannon Sneed  
*Staff: Marguerite Currin*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristerfer Burnett  
Ryan Dorsey  
*Staff: Matthew Peters*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Kristerfer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac “Yitzy” Schleifer  
*Staff: Marguerite Currin*

### HOUSING AND URBAN AFFAIRS

John Bullock – Chair  
Isaac “Yitzy” Schleifer – Vice Chair  
Kristerfer Burnett  
Bill Henry  
Shannon Sneed  
Zeke Cohen  
Ryan Dorsey  
*Staff: Richard Krummerich*

### JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Brandon Scott  
Robert Stokes  
*Staff: Matthew Peters*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Eric Costello  
Bill Henry  
Mary Pat Clarke  
*Staff: Samuel Johnson*

### LAND USE AND TRANSPORTATION

Edward Reisinger – Chair  
Sharon Green Middleton – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Leon Pinkett  
Robert Stokes  
*Staff: Jennifer Coates*

### PUBLIC SAFETY

Brandon Scott – Chair  
Ryan Dorsey – Vice Chair  
Kristerfer Burnett  
Shannon Sneed  
Zeke Cohen  
Leon Pinkett  
Isaac “Yitzy” Schleifer  
*Staff: Richard Krummerich*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Leon Pinkett – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Samuel Johnson*  
- Larry Greene (*pension only*)



**CITY OF BALTIMORE**

BERNARD C. "JACK" YOUNG,  
Ex Officio Mayor



**OFFICE OF COUNCIL SERVICES**

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**BILL SYNOPSIS**

**Committee: Land Use and Transportation**

**Bill 19-0349**

---

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 2029 East Lombard Street**

---

**Sponsor:** Councilmember Sneed

**Introduced:** March 11, 2019

**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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

**Effective:** 30<sup>th</sup> day after the date of enactment

**Hearing Date/Time/Location:** June 12 , 2019 / 1:00 p.m./Clarence "Du" Burns Chambers

---

**Agency Reports**

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
Department of Law	
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	
Fire	No Objection
Parking Authority Board of Baltimore City	Does Not Oppose

## Analysis

### Current Law

Article 32 – Zoning; Section 5-201(a), 5-305(a), 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406); Baltimore City Revised Code;(Edition 2000)

### Background

If approved, Bill 19-0349 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 2029 East Lombard Street.

The bill would also grant a variance from the zoning requirements for:

- An off-street parking –one parking space is required to serve the one newly-created dwelling unit.

Ms. Anita Nucci is the owner of the property. Mr. Alfred Korpisz is the applicant. The property measures 16' x 100'. There is a three-story, semi-detached structure on the site which measures 16' x 63'. There is also a 16' x 16' detached rear garage on the property.

The property is situated in the Butchers Hill National Historic District. The property is zoned R-8 residential and is situated near rowhouses, and a few multi-family, religious and institutional uses and scattered commercial uses.

### Variance – Off-street Parking

According to *Article 32 – Zoning, Section 16-205 and Table 16-406: Required Off Street Parking*, one (1) off-street parking space is required for the one (1) newly-created dwelling unit. The property, however, cannot provide any off-street parking spaces.

### Companion Bills and Amendments

There is no companion bill. There are no amendments.

---

**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports

---

**Analysis by:** Jennifer L. Coates  
**Analysis Date:** June 5, 2019



**Direct Inquiries to:** (410) 396-1260

**CITY OF BALTIMORE  
COUNCIL BILL 19-0349  
(First Reader)**

---

Introduced by: Councilmember Sneed

At the request of: Anita Nucci

Address: c/o Alfred Korpisz, 9417 Avondale Road, Parkville, Maryland 21234

Telephone: 410-493-9417

Introduced and read first time: March 11, 2019

Assigned to: Land Use and Transportation Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **2 Dwelling Units in the R-8 Zoning District – Variance –**  
4 **2029 East Lombard 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 2029  
7 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and  
8 granting a variance from certain off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)

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 the conversion of a single-family dwelling unit to 2 dwelling units in  
16 the R-8 Zoning District on the property known as 2029 East Lombard Street (Block 1747, Lot  
17 053), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
18 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
19 with all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
21 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance of the requirements  
22 of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District (Table 16-406).

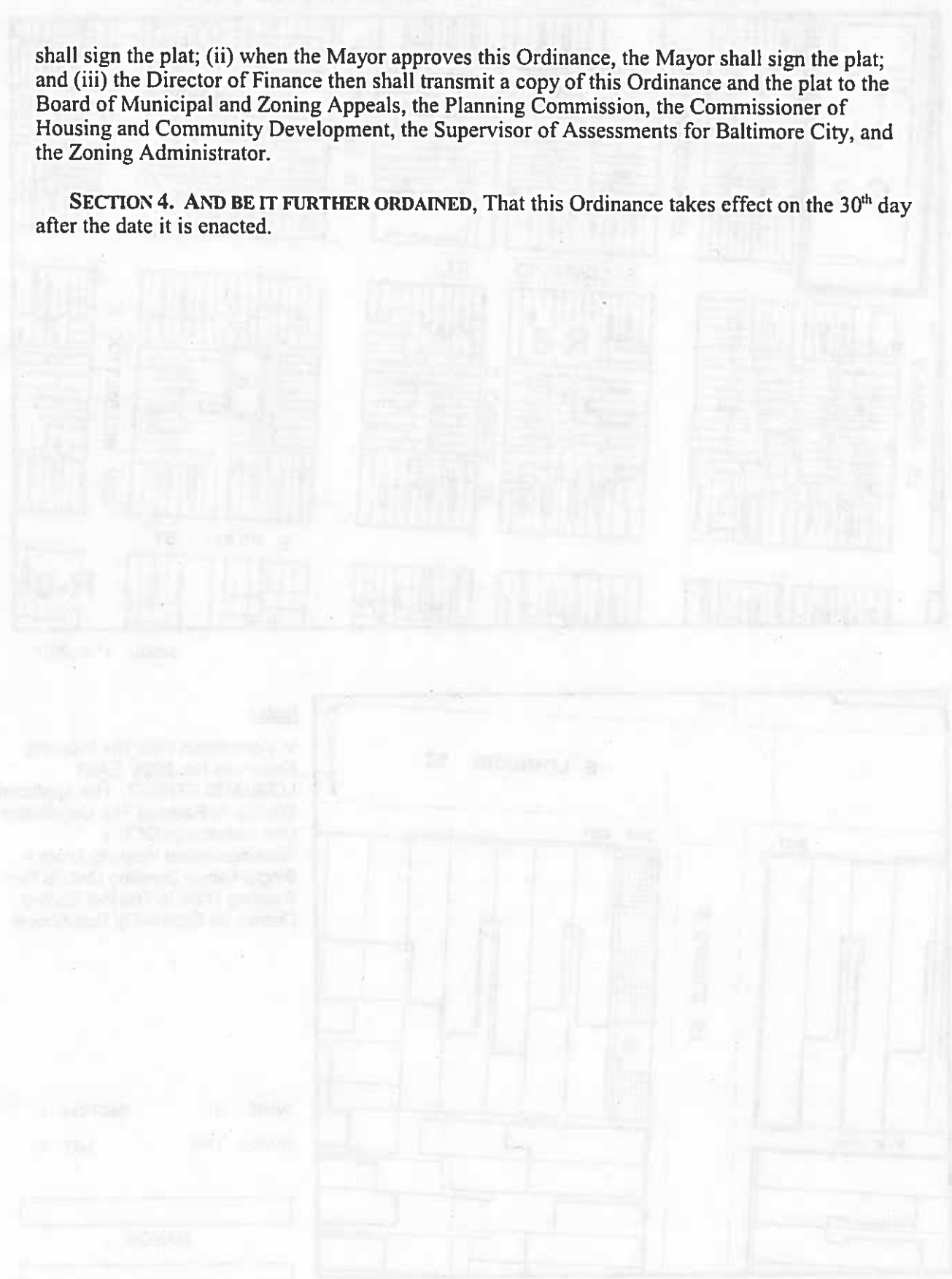
23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

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

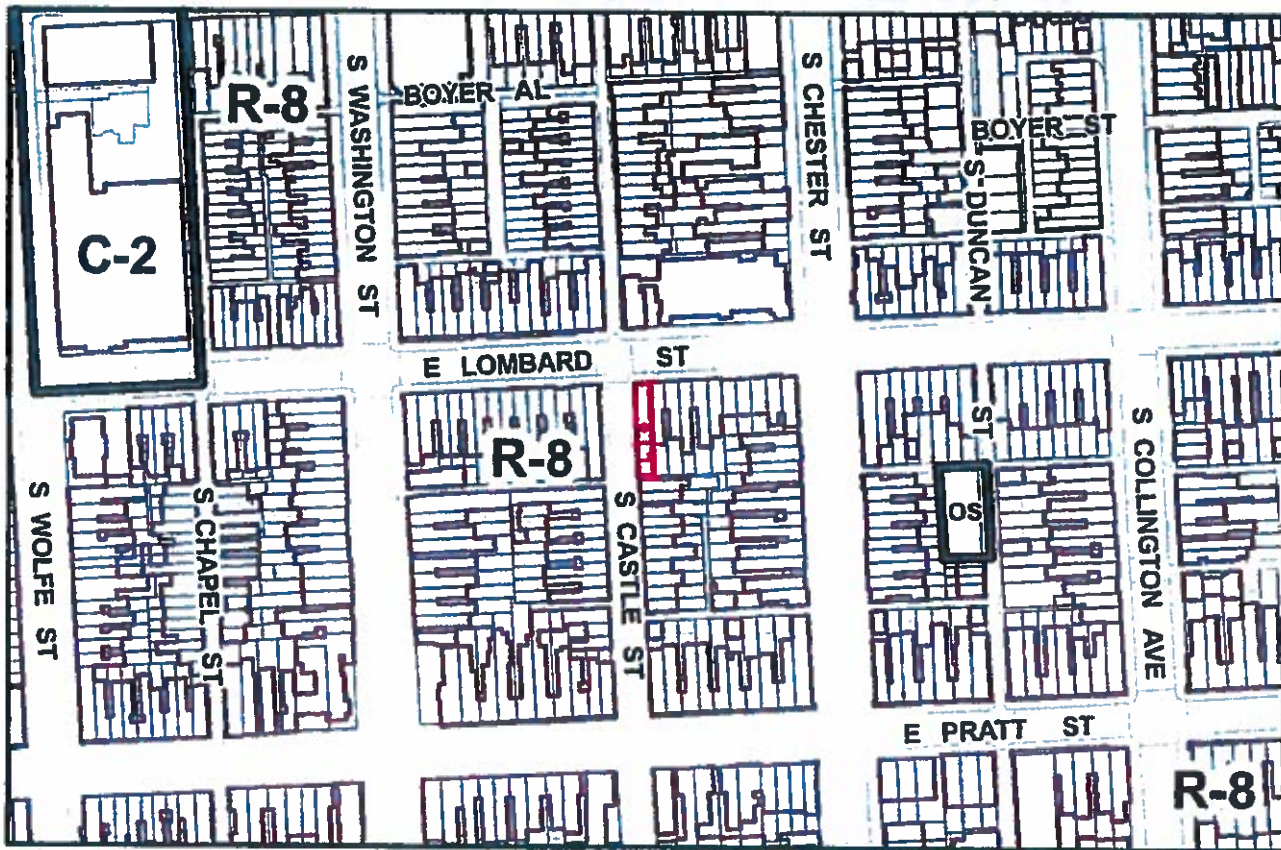
**Council Bill 19-0349**

1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
5 the Zoning Administrator.

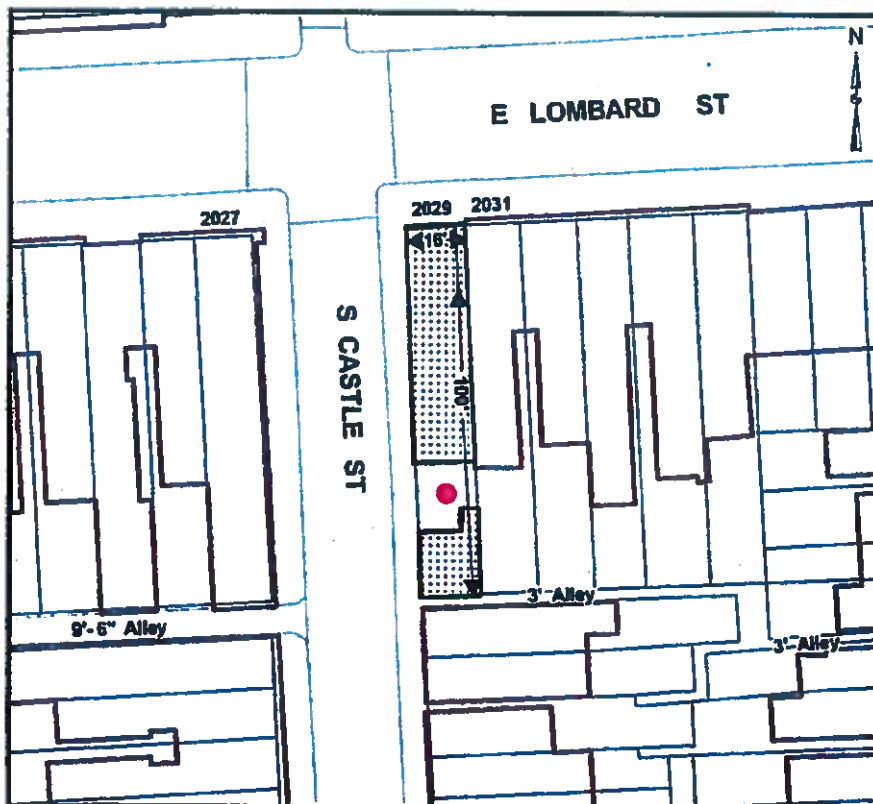
6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
7 after the date it is enacted.



**SHEET NO. 57 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. 2029 EAST LOMBARD 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.

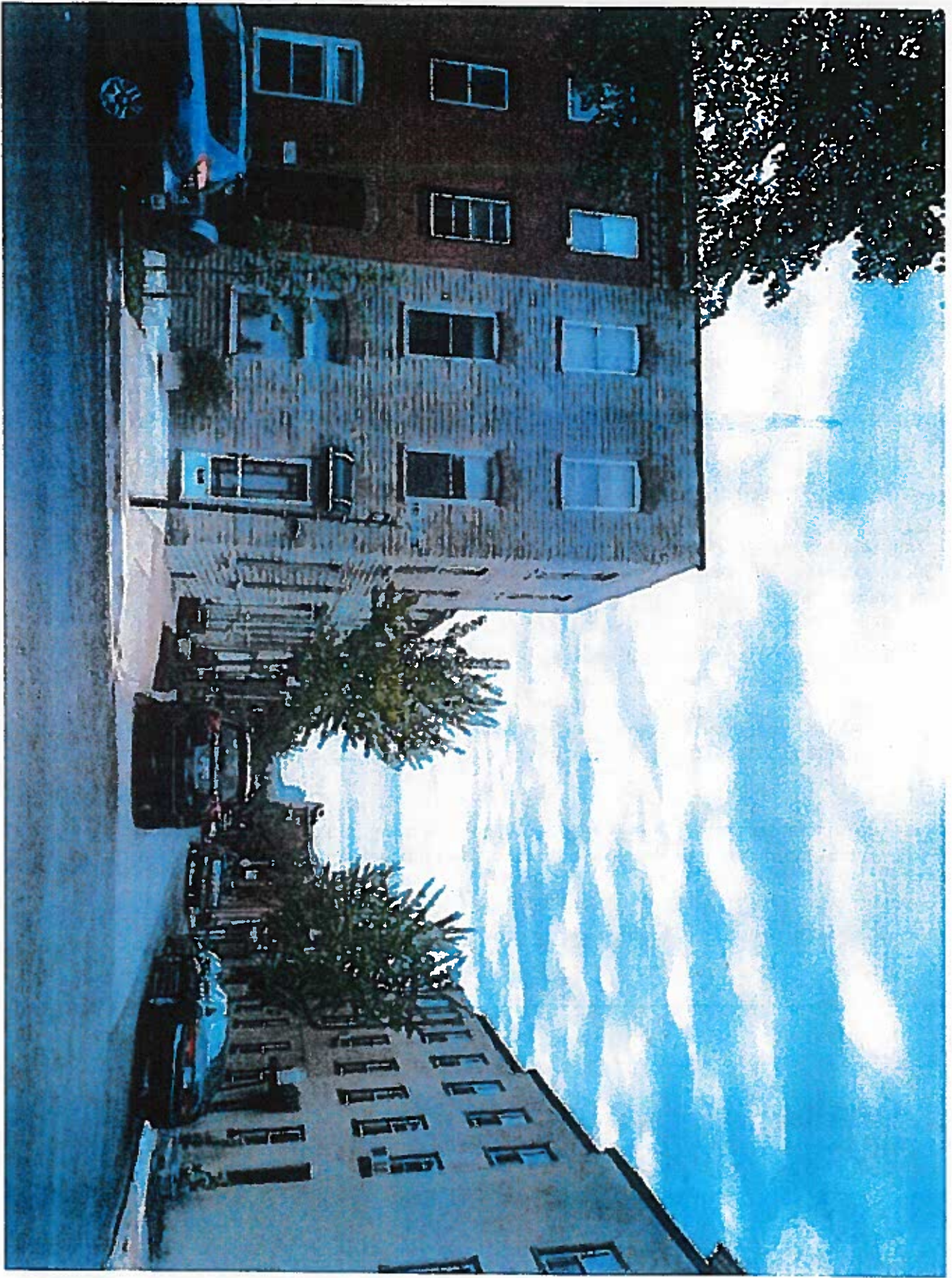
WARD 2 SECTION 1  
BLOCK 1747 LOT 53

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL



## Coates, Jennifer

---

**From:** Coates, Jennifer  
**Sent:** Wednesday, April 24, 2019 9:44 AM  
**To:** 'korpisz@verizon.net'  
**Cc:** Sneed, Shannon; Stuart-Sikowitz, Gabriel; Austin, Natawna B.  
**Subject:** PNI - Letter - 19-0349 - CU VAR - 2029 East Lombard Street Revised  
**Attachments:** PNI - Letter - 19-0349 - CU VAR - 2029 East Lombard Street Revised.docx

Mr. Korprisz:

Per our conversation this morning, attached is a revised copy of the public notice instructions for Bill 19-0349. The Certificate of Posting is due by **June 7, 2019**.

Jennifer Coates



---

**Jennifer L. Coates**

*Senior Legislative Policy Analyst  
Office of Council Services*

100 N. Holliday Street, Room 415  
Baltimore, MD 21202

[jennifer.coates@baltimorecity.gov](mailto:jennifer.coates@baltimorecity.gov)

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

**Confidentiality Notice:**

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

TO: Ms. Anita Nucci c/o Mr. Alfred Korprisz

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee,  
Baltimore City Council

Date: April 23, 2019

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND  
VARIANCES

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 19-0349

Date: Wednesday, June 12, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

**Article 32. Zoning § 5-602 – Major variances: Conditional uses.**

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers



## Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

## Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary  
Baltimore City Council  
100 N. Holliday Street, Fourth Floor, Room 400  
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

***Sign Must Be Posted By: May 22, 2019***  
***Certificate of Posting Due By: June 7, 2019***

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff  
Baltimore City Council  
Land Use and Transportation Committee  
410-396-1260  
Jennifer.Coates@baltimorecity.gov.

**ATTACHMENT A**

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY BY MAY 22, 2019, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

---

---

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 19-0349**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 12, 2019 at 1:00 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0349.

**CC 19-0349 Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2029 East Lombard 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of  
Article 32 - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602  
(Table 16-406)  
Baltimore City Revised Code  
(Edition 2000)

Applicant: Anita Nucci c/o Alfred Korpisz

For more information contact committee staff at (410) 396-1260.

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

EDWARD REISINGER

Chair

---

**SEND CERTIFICATION OF PUBLICATION TO:**

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**SEND BILL FOR THIS SIGN POSTING TO:**

Ms. Anita Nucci  
c/o Mr. Alfred Korpisz  
9417 Avondale Road  
Parkville, MD 21234  
410-493-9417

**ZONING  
SUBTITLE 6 – NOTICES**

**ARTICLE 32, § 5-602**

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**§ 5-602. Major variances; Conditional uses.**

**(a) *Hearing required.***

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

**(b) *Notice of hearing required.***

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

**(c) *Contents of notice.***

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

**(d) *Number and manner of posted notices.***

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-

of-way, so that it is visible to passing pedestrians and motorists;

(iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) *Timing of notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

*(Ord. 16-581; Ord. 17-015.)*

## Coates, Jennifer

---

**From:** Coates, Jennifer  
**Sent:** Tuesday, April 23, 2019 11:05 AM  
**To:** 'korpisz@verizon.net'  
**Cc:** Sneed, Shannon; Stuart-Sikowitz, Gabriel; Austin, Natawna B.  
**Subject:** Public Notice Instructions for Hearing on Bill 19-0349  
**Attachments:** PNI - Letter - **19-0349** - CU VAR - 2029 East Lombard Street.docx; LU Form - Contacts for Sign Posting CU VAR Art 32.docx; Sample - Certificate of Posting - Attachment C.docx

Mr. Alfred Korpisz:

Attached is the information you will need to post a public hearing notice for the subject bill to be heard by the Baltimore City Council's Land Use and Transportation Committee on **June 12, 2019 at 1:00 p.m.**

I have also attached a contact list for sign makers and a sample certification template.

Feel free to contact me if you need more information.

**PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.**



**Jennifer L. Coates**  
*Senior Legislative Policy Analyst*  
*Office of Council Services*

100 N. Holliday Street, Room 415  
Baltimore, MD 21202

[jennifer.coates@baltimorecity.gov](mailto:jennifer.coates@baltimorecity.gov)

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

### Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**TO:** Ms. Anita Nucci c/o Mr. Alfred Korprisz

**FROM:** Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee, Baltimore City Council

**Date:** April 23, 2019

**RE:** INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND VARIANCES

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

**Bill:** City Council Bill No. 19-0349

**Date:** Wednesday, June 12, 2019

**Time:** 1:00 p.m.

**Place:** City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

**Article 32. Zoning § 5-602 – Major variances: Conditional uses.**

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising from accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

## Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

## Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary  
Baltimore City Council  
100 N. Holliday Street, Fourth Floor, Room 400  
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

***Sign Must Be Posted By: May 22, 2019***  
***Certificate of Posting Due By: May 17, 2019***

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff  
Baltimore City Council  
Land Use and Transportation Committee  
410-396-1260  
[Jennifer.Coates@baltimorecity.gov](mailto:Jennifer.Coates@baltimorecity.gov).



**ATTACHMENT A**

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY BY MAY 22, 2019, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

---

---

**BALTIMORE CITY COUNCIL**

**PUBLIC HEARING ON BILL NO. 19-0349**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 12, 2019 at 1:00 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0349.

**CC 19-0349 Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 2029 East Lombard 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of

Article 32 - Zoning

Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602  
(Table 16-406)

Baltimore City Revised Code  
(Edition 2000)

Applicant: Anita Nucci c/o Alfred Korpisz

For more information contact committee staff at (410) 396-1260.

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

EDWARD REISINGER

Chair

---

**SEND CERTIFICATION OF PUBLICATION TO:**

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**SEND BILL FOR THIS SIGN POSTING TO:**

Ms. Anita Nucci  
c/o Mr. Alfred Korpisz  
9417 Avondale Road  
Parkville, MD 21234  
410-493-9417

**ZONING  
SUBTITLE 6 – NOTICES**

**ARTICLE 32, § 5-602**

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**§ 5-602. Major variances; Conditional uses.**

**(a) *Hearing required.***

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

**(b) *Notice of hearing required.***

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

**(c) *Contents of notice.***

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

**(d) *Number and manner of posted notices.***

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-

of-way, so that it is visible to passing pedestrians and motorists;

(iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) *Timing of notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

*(Ord. 16-581; Ord. 17-015.)*

THE NOTICE OF HEARING SIGN(S) MUST BE POSTED IN ACCORDANCE WITH ARTICLE 32; SECTION 5-602 (See Attachment B), WHICH CAN ALSO BE OBTAINED FROM THE FOLLOWING WEBSITE:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:**

RICHARD HOFFMAN  
904 DELLWOOD DRIVE  
BALTIMORE, MARYLAND 21047  
PHONE: (443) 243-7360  
E-MAIL: DICK\_E@COMCAST.NET

---

JAMES EARL REID  
LA GRANDE VISION  
5517 HADDON AVENUE  
BALTIMORE, MARYLAND 21207  
PHONE: (443) 722-2552  
E-MAIL: [JamesEarlReid@aol.com](mailto:JamesEarlReid@aol.com) or [JamesEarlReid@aim.com](mailto:JamesEarlReid@aim.com)

---

SIGNS BY ANTHONY  
ANTHONY L. GREENE  
2815 TODKILL TRACE  
EDGEWOOD, MD 21040  
PHONE: 443-866-8717  
FAX: 410-676-5446  
E-MAIL: bones\_malone@comcast.net

---

LINDA O'KEEFE  
523 PENNY LANE  
HUNT VALLEY, MD 21030  
PHONE: 410-666-5366  
CELL: 443-604-6431  
E-MAIL: LUCKYLINDA1954@YAHOO.COM

---

**This office is not associated with any of the above drafting companies, nor do we recommend any specific one.**

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

**City Council Bill No.:**

*Today's Date: [Insert Here]*

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

**Address:**

**Date Posted:**

---

**Name:**

**Address:**

**Telephone:**

- Email to: [Natownab.Austin@baltimorecity.gov](mailto:Natownab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**CITY OF BALTIMORE  
COUNCIL BILL 19-0349  
(First Reader)**

---

Introduced by: Councilmember Sneed

At the request of: Anita Nucci

Address: c/o Alfred Korpisz, 9417 Avondale Road, Parkville, Maryland 21234

Telephone: 410-493-9417

Introduced and read first time: March 11, 2019

Assigned to: Land Use and Transportation Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2                   **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3                   **2 Dwelling Units in the R-8 Zoning District – Variance –**  
4                   **2029 East Lombard 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 2029  
7 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and  
8 granting a variance from certain off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)

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 the conversion of a single-family dwelling unit to 2 dwelling units in  
16 the R-8 Zoning District on the property known as 2029 East Lombard Street (Block 1747, Lot  
17 053), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
18 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
19 with all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
21 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance of the requirements  
22 of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District (Table 16-406).

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
24 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
25 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

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

**Council Bill 19-0349**

1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
5 the Zoning Administrator.

6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
7 after the date it is enacted.

**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**

APPROVED FOR FORM STYLE, AND TYPING SUFFICIENCY
3-6-19
DEPT. LEGISLATIVE SERVICES

Introduced by: Councilmember Sneed  
At the request of: Anita Nucci  
Address: c/o Alfred Korpisz, 9417 Avondale Road, Parkville, Maryland 21234  
Telephone: 410-493-9417

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variance –  
2029 East Lombard 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 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of

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

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2029 East Lombard Street (Block 1747, Lot 053), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance of the requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District (Table 16-406).

**SECTION 3. 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.

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



---

**SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

STATEMENT OF INTENT

FOR

2029 EAST LOMBARD ST.  
{Address}

1. Applicant's Contact Information:

Name: ALFRED KORPISZ  
Mailing Address: 9417 AVONDALE RD  
BALTIMORE, M.D. 21234  
Telephone Number: 410-493-9417  
Email Address: KORPISZ@VERIZON.NET

2. All Proposed Zoning Changes for the Property: N/A

3. All Intended Uses of the Property: 2 DWELLING UNITS IN  
R-8 ZONING DISTRICT.

4. Current Owner's Contact Information:

Name: ANITA NUCCI  
Mailing Address: 5655 KAVON AVE  
BALTIMORE, M.D. 21206  
Telephone Number: 410-488-5413  
Email Address: KORPISZ@VERIZON.NET

5. Property Acquisition:

The property was acquired by the current owner on 7/17/98 by deed recorded in the Land Records of Baltimore City in Liber 07510 Folio 00337.

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 stockholders of any corporation, are as follows {use additional sheet if necessary}: ANITA NUCCIT  
ZACHARY A. KORPISZ  
TYLER J. KORPISZ  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

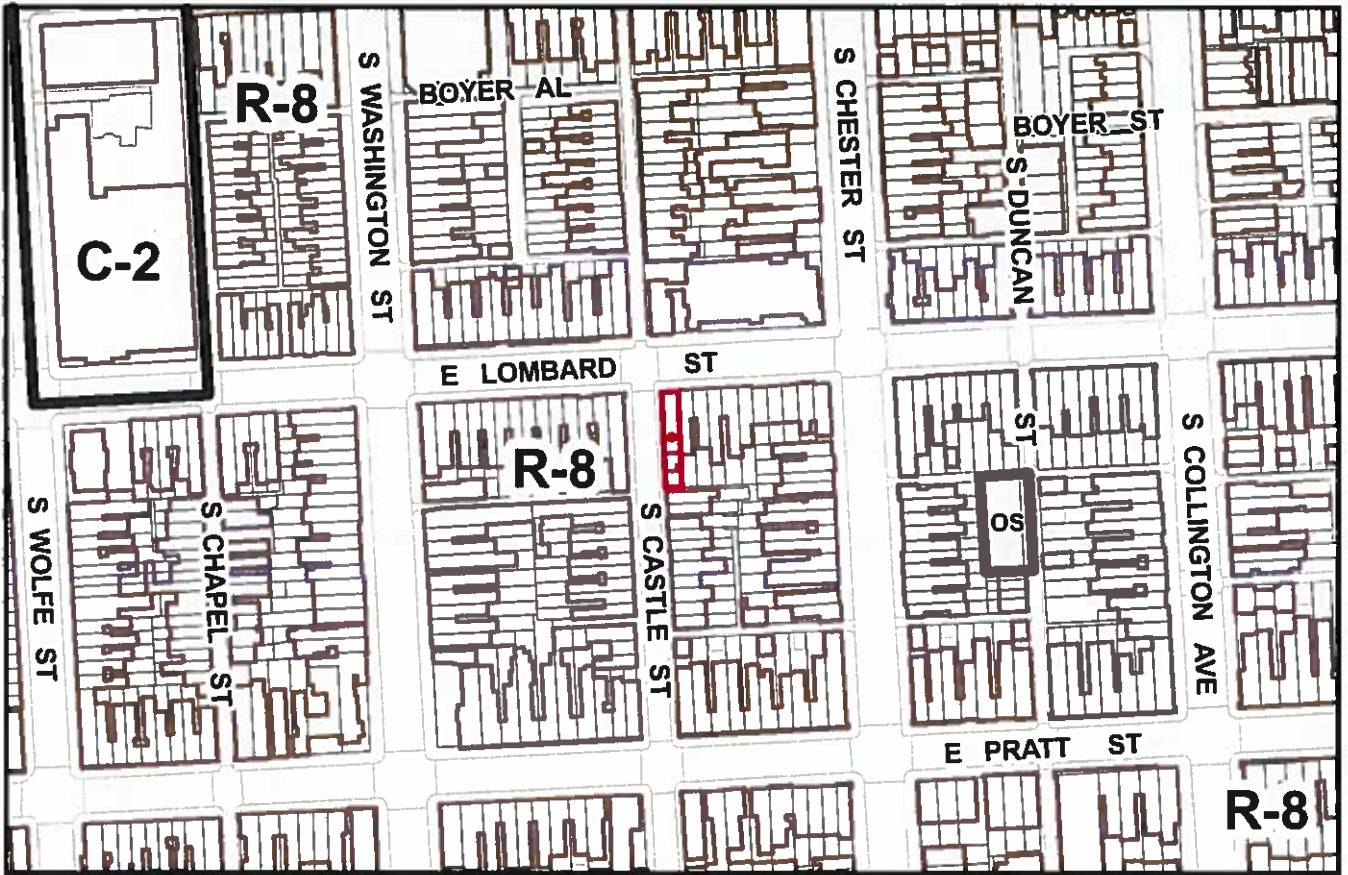
AFFIDAVIT

I, ALFRED KORPISZ 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.

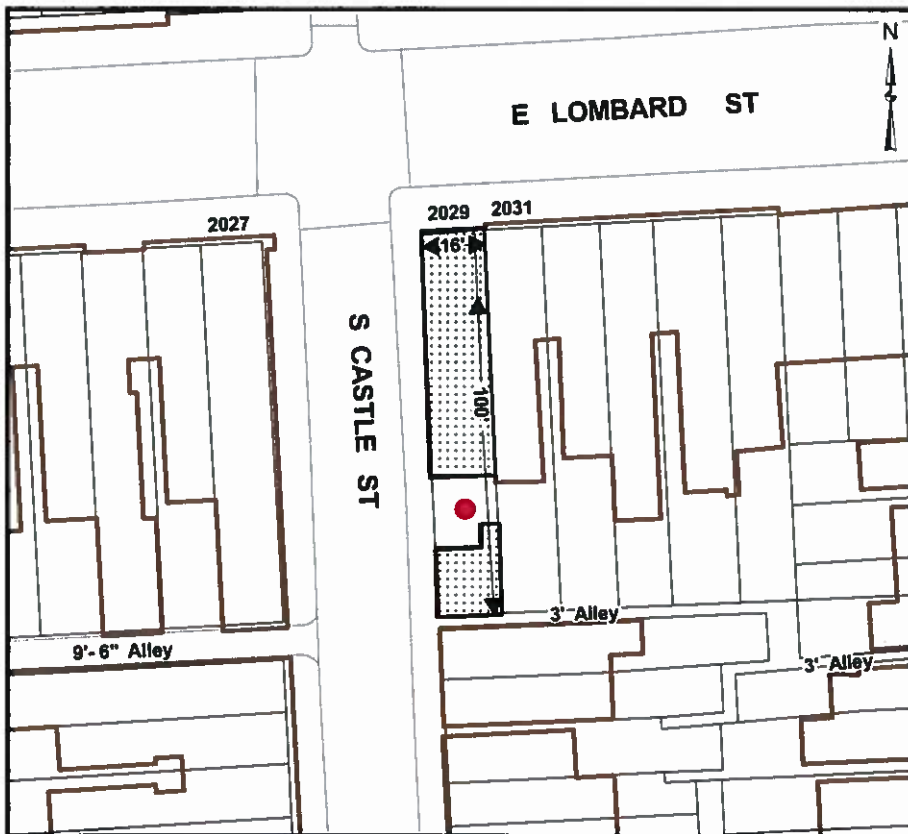
Alfred Korpisz  
Applicant's signature

2/21/19  
Date

**SHEET NO. 57 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



**Note:**

In Connection With The Property Known As No. 2029 EAST LOMBARD 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 2                      SECTION 1  
BLOCK 1747                      LOT 53

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

Scale: 1" = 50'

**ACTION BY THE CITY COUNCIL**

**MAR 11 2019**

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON June 12, \_\_\_\_\_ 20 19

COMMITTEE REPORT AS OF June 17, \_\_\_\_\_ 20 19

FAVORABLE  UNFAVORABLE  FAVORABLE AS AMENDED  WITHOUT RECOMMENDATION

*Edward Berseny*  
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

**JUN 17 2019**

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

**JUN 24 2019**

THIRD READING \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

\_\_\_\_\_  
President

\_\_\_\_\_  
Chief Clerk