

**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: 2101, 2215, 2221 Kloman Street	Block: 7612	Lot: 4A, 4B, 5
City: Baltimore	State: MD	Zip Code: 21230

**02. Applicant's Contact Information.**

First Name: Westport Capital Development, LLC	Last Name:	
Mailing Address: 15 Aylesbury Road, Suite 400C		
City: Timonium	State: MD	Zip Code: 21093
Telephone Number:	Email Address:	

**03. Agency.**

Is the applicant acting as an agent for another? **No**

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.

*(Use an additional sheet if necessary.)*

Corporate Entity:

01	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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02	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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**04. Current Property Owner's Contact Information (if different than applicant).**

First Name: same as above	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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Telephone Number:	Email Address:
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**05. Property Acquisition.**

Date the property was acquired by the current owner: June 18, 2021

Deed Reference	Liber/Book: <b>MB 23933</b>	Folio/Page: <b>108</b>
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**06. All Proposed Zoning Changes for the Property.**

Zoning District	Current Zoning District: TOD-4 / W-2	Requested Zoning District: <b>same</b>
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Conditional Use	Existing Use:	Proposed Conditional Use:
	Please describe all intended uses of the Property:	

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.

Multifamily	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units	
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Proposed Number of Units:	
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Gross Square Footage of Building: (Not including basement area)	
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Unit 01	Gross Sq./Ft:	No. of Bedrooms: _
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Unit 02	Gross Sq./Ft:	No. of Bedrooms: _
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Unit	Gross Sq./Ft:	No. of Bedrooms: _
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Unit	Gross Sq./Ft:	No. of Bedrooms: _
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(Add additional units as needed.)	
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## ARTICLE 32, § 9-703. CONVERSION STANDARDS.

## (a) In general.

All conversions must meet the standards set forth in this section.

## (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.

## (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.

\*Please note that one off-street parking space is required per each dwelling unit added.

**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.

*(Add additional parties as needed.)*

1<sup>ST</sup> PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

2<sup>ND</sup> PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

The purposes, nature, and effect of the contract are:

**08. Affidavit.**

I, **Caroline L. Hecker**, **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

4/2/25

Date