



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0322

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1801 Hollins Street

Sponsor: Councilmember Bullock

Introduced: December 5, 2022

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 1801 Hollins Street (Block 0225, Lot 001), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off- street parking requirements.

Effective: The 30th day after the date of enactment.

Agency Reports

City Solicitor	Favorable /Amendment
Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	No Objection
Parking Authority of Baltimore City	Not Opposed
Fire Department	No Objection



Analysis

Current Law

Article – Zoning; Section(s) 5-201(a), 5-305(a), 5-308, 9-401, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406); Baltimore City Revised Code (Edition 2000).

To approve a conditional use, the City Council must find, based on facts presented at the hearing on the bill:

- (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 the Baltimore City Zoning Code

Background

The bill would authorize conversion of a single-family dwelling unit to 2 dwelling units in the residential R-8 Zoning District on the property known as 1801 Hollins Street. The property is located at the intersection of Hollins Street and Frederick Avenue near the Franklin Square community. The area is predominantly residential with scattered uses such as religious institutions and small-scale commercial uses.

The three-story, semi-detached triangular-shaped dwelling is situated on a site zoned R-8. The triangular-shaped lot measures 50' x 10' x 25'. The building is 30' wide and contains about 4,500 square feet of floor area. The structure, built in the 1900s, was once a fire house.

The owner proposes to construct two (2) three-bedroom dwelling units in the structure which contains an unusual amount of space. Due to the design of the lot, the owner is unable to provide an additional parking space without demolishing the building and is therefore requesting a variance from the parking requirements.

Amendment

The Department of Planning has recommended an amendment to the variance.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 22-0322; Baltimore City Code, Article 32- Zoning

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