



Odette Ramos

Baltimore City Councilwoman

District 14

(410) 396 - 4814

odette.amos@baltimorecity.gov

100 N. Holliday Street, Room 506

Baltimore MD 21202

July 15, 2024

To: Residents of the 3000 Block of Darby, Residents of the 3000 Block of Elm, Residents of the 800 Block of Darby Street South

Re: Hearing regarding rezoning 3000 block of Darby and Elm, 800 Block of Darby Street South from R-7 to R-8 zoning – July 30th at 2pm in City Council Chambers.

Dear Neighbor,

I am writing to let you know that the **Baltimore City Economic and Community Development Committee will be hosting a hearing on July 30, 2024 at 2pm regarding City Council Bill 24-0498** Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue.

Recently, one of your neighbors requested a zoning variance to add an addition to his property. In the past, such variances were accepted by the Board of Municipal and Zoning Appeals (BMZA) when there was no opposition from the adjoining neighbors or the community association, even if it violated the zoning code.

However, the BMZA has new rules and denied the request by your neighbor, despite having no opposition to the project, because it violated code. The reason is that additions that extend beyond 50% of the entire lot area are not allowed in R-7 zoning. Even if there was no opposition, the BMZA is going by the letter of the law now and will not allow for additions in the R-7 zoning.

So, to assist this constituent and to help anyone else on your blocks that may want to build additions to your properties, I introduced this bill. The R-8 zoning allows for up to 60% of the lot area to be covered by the structure. Anyone who has already received a variance will now be in conformance with the zoning code with this change.

Hampden is generally covered by three zoning districts. R-6 is primarily Stone Hill area, R-7 is north of W 36th street, and R-8 is the area of Powers, Wellington, 35th and 34th streets. So changing the zoning to R-8 for your three blocks is consistent with other blocks in Hampden. In addition, no conversions are allowed (meaning going from single family to two units) in R-7 and R-8 without a council ordinance.

If you would like to provide testimony, you can do so in writing by uploading your letter to <https://www.baltimorecitycouncil.com/forms/testify-baltimore-city-council>. You can also come to City Hall that day. This committee does not take hybrid virtual testimony.

Please feel free to contact me should you have any questions or concerns. I can be reached on 410-396-4814 or email at odette.amos@baltimorecity.gov.

Thank you,

Odette Ramos, Baltimore City Councilwoman, District 14