



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0525

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 316 East 21st Street

Sponsor: Councilmember Stokes

Introduced: April 27, 2020

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 316 East 21st Street (Block 3813, Lot 056), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

Effective: 30th day after the date it is enacted

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(d). Baltimore City Revised Code (Edition 2000).

Background

The bill would authorize the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 316 East 21st Street and grant a variance from the lot area size regulation applicable to the conversion. The applicant, Barclay LLC, plans to use the existing structure as two dwelling units, each a 2-bedroom unit, using all floors plus the basement of the structure.

316 East 21st Street is located on the north side of 21st Street, approximately 115'3" east of the intersection with Guilford Avenue. The property measures approximately 14'3" by 79' and is currently improved with a three-story attached residential structure, constructed before 1900, measuring approximately 14'3" by 53'. The block on which the property sits was rezoned from R-9 (Residential) to R-8 (Residential) during the Transform Baltimore comprehensive rezoning process.

The property is part of the Barclay community, which grew in the 1880s following establishment of the Women's College of Baltimore, which became Goucher College a few years later, to the west. The area has predominantly attached housing, with a few commercial uses mixed in closer to Greenmount Avenue to the east and closer to North Avenue to the south. To the north is the 25th Street commercial-office-residential corridor. To the south is the commercial corridor of North Avenue which also includes the headquarters of the Baltimore City Public Schools System. The community has recently seen considerable redevelopment and revitalization activity associated with the Barclay-Greenmount People's Homestead Historic District to the northeast of the property along East 22nd Street, and the multi-phase Telesis Corporation development of new and rehabilitated housing on several blocks in the vicinity of this property.

The bill includes a variance from the lot area size requirements in the Zoning Code. The Zoning Code requires a lot area of 1,500 square feet for the proposed use, but the subject lot only has 1,125 square feet.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 20-0525.

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Analysis Date: July 10, 2020