

For Internal Use Only



**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, November 19, 2024
10:01 AM**

COUNCIL CHAMBERS

Council Bill #24-0587

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances 1817 North Broadway

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BILL SYNOPSIS

Committee: Ways and Means

Bill: 24-0587

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances 1817 North Broadway

Sponsor: Councilmember Stokes

Introduced: September 16, 2024

Purpose: For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1817 North Broadway (Block 1446, Lot 009), as outlined in red on the accompanying plat; and providing for a special effective date.

Effective: On the date it is enacted

Agency Reports

Law	None as of this writing
Department of Housing and Community Development	None as of this writing
Board of Municipal and Zoning Appeals	None as of this writing
Baltimore Development Corporation	None as of this writing
Office of Equity and Civil Rights	None as of this writing
Parking Authority of Baltimore City	None as of this writing
Department of Transportation	None as of this writing
Fire Department	None as of this writing
Planning Commission	Favorable with amendments

Analysis

Current Law

[Article 32 – Zoning](#), Sections 5-201(a) and 9-701(2) – [Baltimore City Code](#).

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

If enacted, Council Bill 24-0587 would allow Dreambuilders Residential Solutions, LLC to convert the property at 1817 North Broadway Street from a single-family dwelling unit to 4 dwelling units. The property will be used as a four-unit building with a management office. The property is in the 12th Council District in the Broadway East neighborhood.

The Zoning Administrator has determined that the following variances per the Zoning Code are required to be incorporated into the bill for approval:

- For four dwelling units, at least three off-street parking spaces are required. The rear of the property does not appear to be able to accommodate the required off-street parking spaces, therefore, a variance will be needed.
- The required lot area for four dwelling units is 2,625 square feet. The existing lot is approximately 1,251 square feet. Therefore, a variance will be needed.

The Planning Commission has recommended an amendment to only permit 3 dwelling units instead of 4 dwelling units. [See the attached report and amendment.](#)

Additional Information

Fiscal Note: None.

Information Source(s): 24-0587, Baltimore City Code, and all agency reports received as of this writing.



Analysis by: Niya N. Garrett
Analysis Date: 11/14/2024

Direct Inquiries to (410) 396-1268



AGENCY REPORT

BILL # 24-0587

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0587 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 4 DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES 1817 NORTH BROADWAY		

TO

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

DATE: November 8, 2024

At its regular meeting of November 8, 2024, the Planning Commission considered City Council Bill #24-0587, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1817 North Broadway (Block 1446, Lot 009), as outlined in red on the accompanying plat; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended disapproval of City Council Bill #24-0587 and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission does not concur with the recommendation of its departmental staff, and instead recommends that City Council Bill #24-0587 be **amended and approved for three dwelling units instead** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Arod Womack, applicant



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

November 7, 2024

REQUEST: City Council Bill #24-0587/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances 1817 North Broadway:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1817 North Broadway (Block 1446, Lot 009), as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Disapproval

STAFF: Justin Walker

PETITIONER: Antonio Womack, Dreambuilders Residential Solutions, LLC

OWNER: Antonio Womack, Dreambuilders Residential Solutions, LLC

SITE/GENERAL AREA

Site Conditions: 1817 North Broadway is located on the east side of the street, approximately 125'4" north of the intersection with East Lafayette Avenue. This property measures approximately 15'8" by 80' and is currently improved with a three-story rowhome measuring approximately 15'8" by 55'. This site is zoned R-8 and is located within the Broadway East Urban Renewal Plan (URP) area.

General Area: This property is located in the northwestern corner of the Broadway East neighborhood, which is predominantly residential in nature, with scattered commercial and institutional uses throughout the area.

HISTORY

Staff notes that this part of the neighborhood was zoned R-7 under the prior zoning code, and after the Comprehensive Rezoning of the City in 2017, this area was rezoned to R-8.

ANALYSIS

Background: The applicant proposes converting the existing single-family rowhome located at 1817 North Broadway into a multifamily building with four residential units. Located on the east side of North Broadway, approximately 125 feet north of the intersection with East Lafayette Avenue, the property measures about 15 feet 8 inches by 80 feet. The three-story structure currently spans approximately 15 feet 8 inches by 55 feet, with a total square footage of around 2,400.

Zoned R-8 and within the Broadway East Urban Renewal Plan (URP) area, this project seeks a variance for insufficient lot area and off-street parking, as well as a conditional use for the residential conversion to multifamily.

Use: In this Rowhouse and Multi-Family Residential zoning district, multifamily dwellings are listed as a permitted use, and so are generally allowed (Table 9-301). In this case, the property was last authorized for use as a single-family dwelling, which is a permitted use in this R-8 District.

Insufficient Lot Area: In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Table 9-401). In this case, for four dwelling units, 2,625 square feet of lot area is required. The lot only encloses 1,253 square feet, and so does not meet this requirement. In the residential districts, the maximum number of permitted dwelling units on a lot is determined by dividing the total area of the lot by the lot area requirement that applies to the district in which the lot is located. On a lot with 3 or more dwelling units, a fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit (§15-302).

Lot Area Variance: The Board may grant a variance to reduce the applicable minimum lot area requirements. In this case, the proposed amount of variance would be 52.2%. The variance requested and the amount of lot area variance needed for approval is excessive in relation to the amount required by Table 9-401.

Off-Street Parking and Variance: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For four dwelling units, three parking spaces are required to serve the proposed new units; none are to be provided, so a 100% variance is needed. The rear of this parcel is only accessible from a 10' alley, which means that the rear yard is not practically accessible by vehicles, and so parking cannot be provided on the property.

Residential Conversions: In the Residence Districts, the conversion of a single-family dwelling to a multi-family dwelling is allowed only in the R-7, R-8, R-9, and R-10 Districts, subject to: (1) the requirements of this subtitle; and (2) in the R-7 and R-8 Districts, conditional-use approval by Ordinance of the Mayor and City Council (§9-701).

Conversion standards: 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, not including any basement area (§9-703.b.). The existing structure contains approximately 2,400 square feet in gross floor area, which meets this requirement.

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 (§9-703.c.). This proposal is for four one-bedroom units, each containing 600, 300, 600, and 900 sqft of gross floor area respectively. For that reason, only the 900 sqft unit meets this requirement. Variances are therefore required for the two 600 sqft units (20% variance each) and for the 300 sqft unit (60% variance).

Conditional Use Approval Standards:

§ 5-406. Approval standards.

(a) *Evaluation criteria.*

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property 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;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

(b) *Limited criteria for denying.*

The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use or sign 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.

Below is the staff's review of Article 32 – *Zoning*, §5-406 {"Approval standards"}: Staff believes that the conditional use would pose a greater impact on this lot than it would on a similar zoned property. The property is located in the Broadway East Neighborhood, which is predominantly residential. The proposed conversion will allow for the existing vacant building to be renovated and returned to productive use, however, the significant variances requested would result in units much smaller than what the code requires for conversions (§9-703.c.) The proposal generally fails to comply with the requirements of Article 32 – *Zoning* due to the needed variances, discussed below.

Variance Approval Standards:

§ 5-308. Approval standards.

(a) Required finding of unnecessary hardship or practical difficulty.

In order to grant a variance, the Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must find that, because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.

(b) Other required findings.

The Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must also find that:

- (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
- (2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
- (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
- (4) the variance will not:
 - (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - (ii) substantially diminish and impair property values in the neighborhood;
- (5) the variance is in harmony with the purpose and intent of this Code;
- (6) the variance is not precluded by and will not adversely affect:
 - (i) any Urban Renewal Plan;
 - (ii) the City's Comprehensive Master Plan; or
 - (iii) any Historical and Architectural Preservation District; and
- (7) the variance will not otherwise:
 - (i) be detrimental to or endanger the public health, safety, or welfare; or
 - (ii) be in any way contrary to the public interest.

Below is the staff's review of Article 32 – *Zoning*, §5-308 {“Approval standards”}: For the lot area variance of 52%, staff finds the following: In an R-8 district, multi-family dwelling must have a lot area of 750 square feet per unit. In this case, four units would require 2,625 square feet as on a lot with 3 or more dwelling units, a fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit (§15-302). The lot covers 1,253 square feet, which does not meet his requirement. The variance requested is 1,372 feet, or 52%, which is excessive in relation to the requirements of table 9-401.

For the conversion standards variance of 20% and 60%, staff finds that two of the units provided will contain 600 square feet where the zoning code requires 750 square feet therefore requiring a 20% variance. Such a variance is reasonable in relation the requirements of § 9-703.c. One of the units will contain 300 square feet requiring a variance of 450 square feet or 60%. The variance of 60% is excessive in relation to the requirements of §9-703.c. As the number of units requested results from the applicant's conversion choices, the variance standard of § 5-308.b.2. is not met.

For the variance needed for the three additional parking spots that cannot be provided, staff finds the following: The rear of the property is inaccessible to vehicular traffic and therefore cannot be used to provide the required parking. Inaccessibility results from the narrow width of the alley, making the conditions applicable to all properties on the block. The 100% variance requested is significant and the conditions are not unique to this property, therefore disapproval is recommended.

Equity: Staff believes that the conversion to four units, including one of just 300 square feet, will create units that are smaller than what the Zoning Code of Baltimore City establishes as it will require significant variances. Staff notes that a letter of support from the district Councilperson was received. This action will not have any significant impact on staff time or resources.

Notification: Broadway East and Oliver community associations have been notified of this action.

Chris Ryer

Chris Ryer
Director

**AMENDMENTS TO COUNCIL BILL 24-0587
(1st Reader Copy)**

By: Department of Planning
{To be offered to the Ways and Means Committee}

Amendment No. 1

On page 1, in lines 3 and 6, strike “4” and substitute “3”; and, on that same page, in line 7, after “plat;” insert “granting variances from certain bulk regulations (lot area size), off-street parking requirements, and gross floor area per unit type requirements;”; and, on that same page in line 11, strike “5-201(a) and 9-701(2)” and substitute “5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(d), 9-703(f), 16-203, and 16-602 (Table 16-406)”.

Amendment No. 2

On page 1, after line 19, insert:

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 from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning District, is 2,250 square feet, and the lot area size is 1,253 square feet, thus requiring a variance of 44.34%.

SECTION 3. 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 (Table 16-406: Required Off-Street Parking) for off-street parking.

SECTION 4. 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(c) for gross floor area per unit type, as 750 square feet are required for each 1-bedroom unit, and the existing structure contains approximately 600, 600, and 900 gross square feet for each 1-bedroom unit, respectively, requiring variances for the two 600 square foot units in the amount of 20% each from the standard.”;

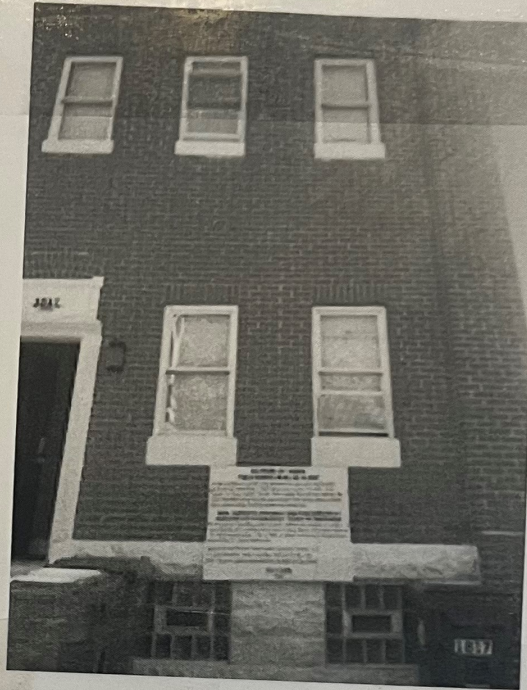
and, on page 2, in lines 1 and 9, strike “**2**” and “**3**”, respectively, and substitute “**5**” and “**6**”, respectively.

Additional Materials

BILL # 24-0587

City Council Bill No.:

Today's Date: 10-23-24



Address: 1817 N Broadway St

Date Posted: 10-23-24

Name: Antonio Womack

Address: 1817 N Broadway St

Telephone: 4108085140

Signature:

A handwritten signature in blue ink, appearing to be "Antonio Womack". The signature is stylized and cursive, with a long horizontal stroke extending to the right.

Certificate of Posting - Public Hearing Notice

City Council Bill No.:

Today's Date: [Insert Here]

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 24-0587**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0587 on November 19 2024, 10:01 AM on in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances 1817 North Broadway

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1817 North Broadway (Block 1446, Lot 009), as outlined in red on the accompanying plat; and providing for a special effective date.

Applicant: Antonio Womack (Dreambuilders Residential Solutions, LLC)

For more information, contact Committee Staff at (410) 396-1268.

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

Eric T. Costello
Chair

Address:

1817 N. Broadway St
Date Posted:

10-4-24

Name:

Antonio Womack

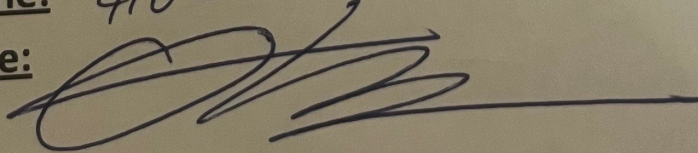
Address:

1817 N. Broadway St.

Telephone:

410-808-5140

Signature:



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: 1817 N Broadway St		Block: 1446	Lot: 009
City: Baltimore	State: md	Zip Code: 21213	

02. Applicant's Contact Information.

First Name: antonio	Last Name: womack	
Mailing Address: 3401 Sequoia ave		
City: Baltimore	State: md	Zip Code: 21215
Telephone Number: 4108085140	Email Address: arwomack@live.com	

03. Agency.

Is the applicant acting as an agent for another? Yes

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: Dreambuilders Residential Solutions, LLC

01	First Name: antonio	Last Name: womack
Mailing Address: 3401 Sequoia Ave		
City: Baltimore	State: Md	Zip Code: 21215

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

04. Current Property Owner's Contact Information (if different than applicant).

First Name: Antpno	Last Name: Womack	
Mailing Address: 3401 Sequoia Ave		
City: Baltimore	State: md	Zip Code: 21215
Telephone Number: 4108085140	Email Address: arwomack@live.com	

05. Property Acquisition.

Date the property was acquired by the current owner: Mach 2024

Deed Reference

Liber/Book: 71

Folio/Page: 244

06. All Proposed Zoning Changes for the Property.

Zoning District

Current Zoning District: R8

Requested Zoning District: R8

Conditional Use

Existing Use:
single familyProposed Conditional Use:
4 unit multi familyPlease describe all intended uses of the Property:
Property will be used as four unit building with management office

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

Proposed Number of Units: 4

Gross Square Footage of Building: (Not including basement area)

Unit 01	Gross Sq./Ft: 600	No. of Bedrooms: 01	<input type="checkbox"/>
Unit 02	Gross Sq./Ft: 300	No. of Bedrooms: -	
Unit	Gross Sq./Ft: 600	No. of Bedrooms: 01	<input type="checkbox"/>
Unit	Gross Sq./Ft: 900	No. of Bedrooms: 01	<input type="checkbox"/>

(Add additional units as needed.)

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.)

1ST PARTY

First Name: kim

Last Name: womack

Mailing Address: 3401 Sequoia Ave

City: Baltimore

State: Md

Zip Code: 21215

2ND PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

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

TBD

08. Affidavit.

I, _____, 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.

Antonio R. Womack

Applicant's Signature

Date

8/1/24



Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 1817 N. Broadway

Date: September 11, 2024

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Convert existing premises into four dwelling units - R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- For four dwelling units, at least three off-street parking spaces are required. The rear of the property does not appear to be able to accommodate the required off-street parking spaces, therefore, a variance will be needed. (Subsection 9-703(f), Table 16-406)
- The required lot area for four dwelling units is 2,625 square feet. The existing lot is approximately 1,251 square feet. (Subsection 9-703(d), Table 9-401). Therefore a variance will be needed.

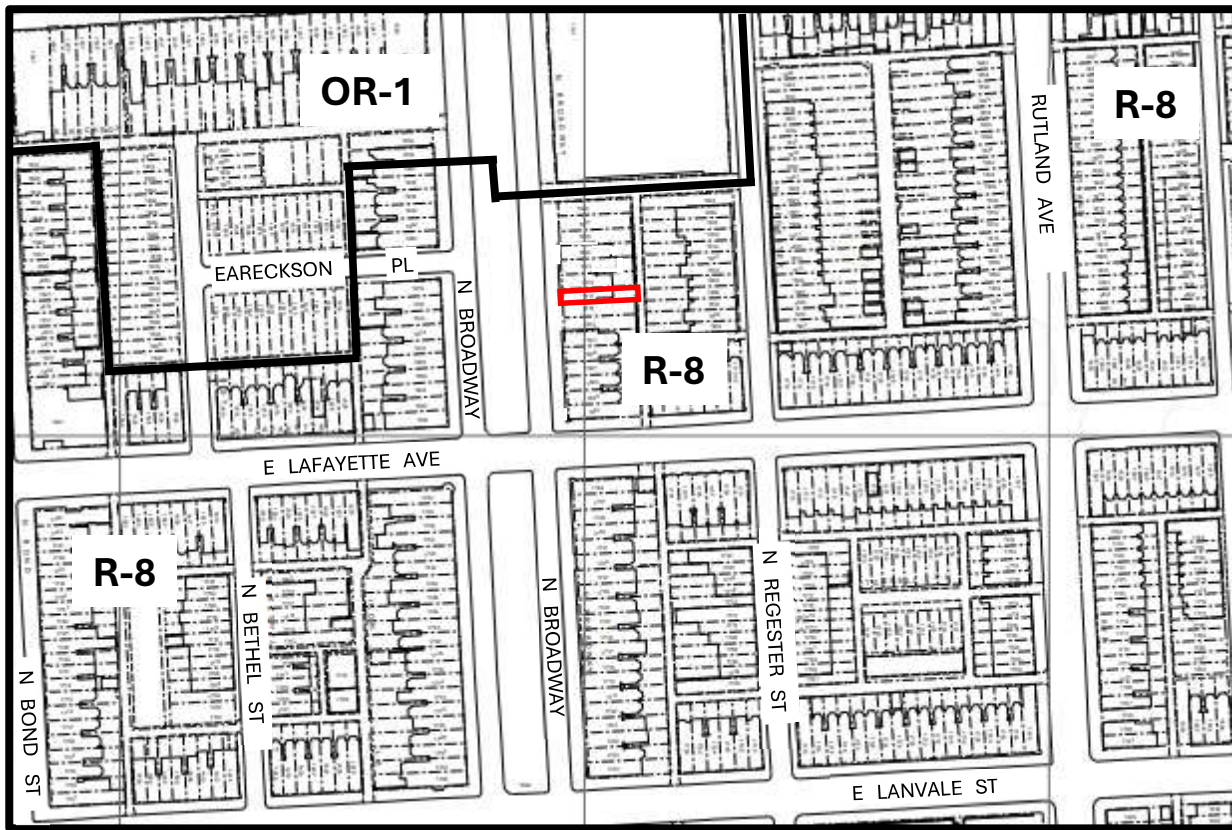
This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

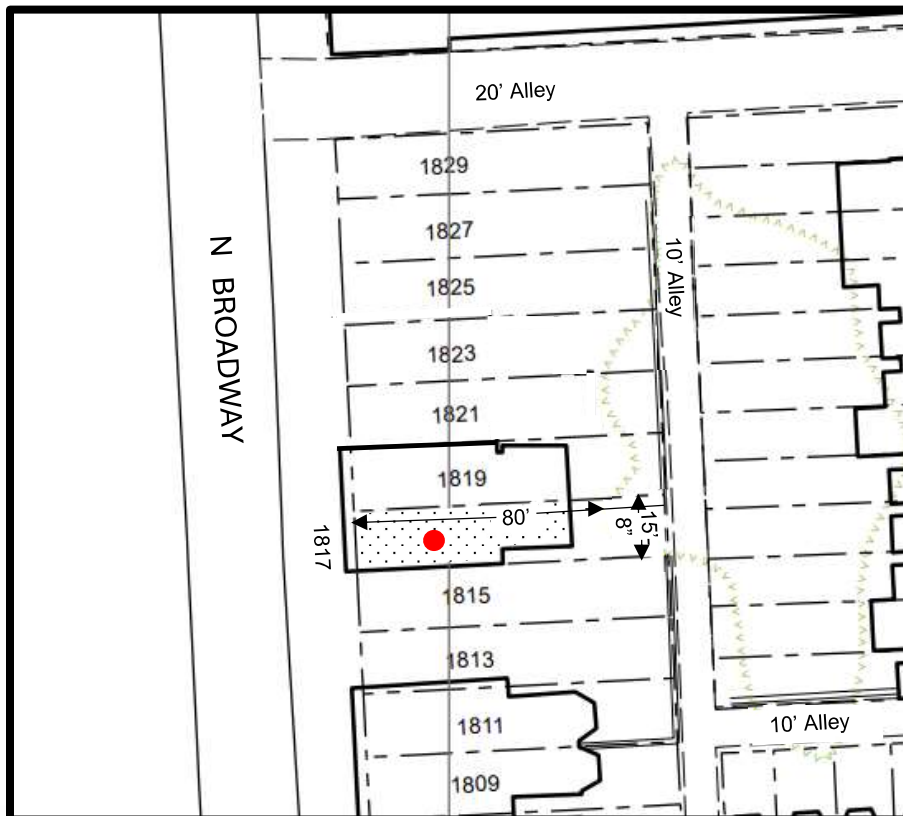
Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
A Rod Womack, Applicant
Councilmember Robert Stokes
Department of Planning

**SHEET NO. 47 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1817 NORTH BROADWAY. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Four Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 8 SECTION 4
BLOCK 1446 LOT 9

MAYOR

PRESIDENT CITY COUNCIL

Scale: 1" = 50'

**CITY OF BALTIMORE
COUNCIL BILL 24-0587
(First Reader)**

Introduced by: Councilmember Stokes
At the request of: Antonio Womack; Dreambuilders Residential Solutions, LLC
Address: 3401 Sequoia Avenue, Baltimore, Maryland 21215
Telephone: (410) 808-5140
Introduced and read first time: September 16, 2024
Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
3 **to 4 Dwelling Units in the R-8 Zoning District – Variances**
4 **1817 North Broadway**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as
7 1817 North Broadway (Block 1446, Lot 009), as outlined in red on the accompanying plat;
8 and providing for a special effective date.

9 BY authority of
10 Article 32 - Zoning
11 Sections 5-201(a) and 9-701(2)
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 3 dwelling units in
16 the R-8 Zoning District on the property known as 1817 North Broadway (Block 1446, Lot 009),
17 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the structure complies with
19 all applicable federal, state, and local licensing and certification requirements.

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

Council Bill 24-0587

1 **SECTION 2. 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 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is
10 enacted.