


TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #12-0095/ZONING –CONDITIONAL USE CONVERSION OF 1-FAMILY DWELLING UNITS IN THE R-8 ZONING DISTRICT –1503 AND 1505 EAST BALTIMORE STREET		

TO

DATE:

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

September 21, 2012

At its regular meeting of September 20, 2012, the Planning Commission considered City Council Bill #12-0095, for the purpose of permitting, subject to certain conditions, the conversion of 1-family dwelling units to 2-family dwelling units in the R-8 Zoning District on the properties known as 1503 and 1505 Baltimore Street, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #12-0095 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #12-0095 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Chief for Economic and Neighborhood Development
 Mr. Alex Sanchez, Chief of Staff
 Ms. Angela Gibson, Mayor’s Office
 The Honorable Rochelle “Rikki” Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Mr. Nicholas Blendy, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Karen Randle, Council Services
 TRF Development Partners – Oliver LLC



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 20, 2012

REQUEST: City Council Bill 12-0095/ Zoning – Conditional Use Conversion of 1-Family Dwelling Units in the R-8 Zoning District – 1503 and 1505 East Baltimore Street

For the purpose of permitting, subject to certain conditions, the conversion of 1-family dwelling units to 2-family dwelling units in the R-8 Zoning District on the properties known as 1503 and 1505 Baltimore Street, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONER(S): TRF Development Partners – Oliver LLC

OWNER: TRF Development Partners – Oliver LLC

SITE/ GENERAL AREA

Site Conditions: These properties are located on the south side of the street, approximately 16' east of the intersection with Caroline Street. 1503 East Baltimore Street is an L-shaped property that measures approximately 20'9" by 100' and also has 25' of frontage on Caroline Street, and is currently improved with a combination three- and two-story attached building covering nearly all of the lot. 1505 East Baltimore Street measures approximately 22'6" by 170' and is currently improved with a three-story attached residential building measuring approximately 22'6" by 100'. This site is zoned R-8 and is located within the Washington Hill Historic District.

General Area: This is a predominantly residential area, with scattered uses such as religious institutions, schools, and urban parks included. Several blocks to the north lies the Johns Hopkins Hospital and the major renewal project known as EBDI; two blocks to the south lies the Perkins Homes public housing development; several blocks to the west lies Little Italy; to the east lie the historic neighborhoods of Washington Hill and Butchers Hill.

HISTORY

There is no recent history concerning legislative actions pertaining to these properties.

CONFORMITY TO PLANS

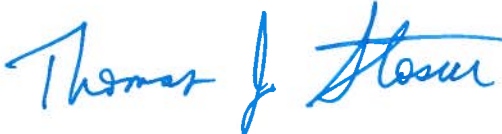
The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 1: Expand Housing Choices for all Residents; and Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

ANALYSIS

These two properties are in an interstitial area enveloped by stronger neighborhoods where there has already been significant private and public investment. The Reinvestment Fund (TRF) has an urban housing development and redevelopment strategy that selects properties located on the edges of stable neighborhoods and uses their investment to stimulate additional private investment in those transitional real estate markets. The choice of these properties is thus part of a larger vision for rejuvenating Baltimore’s residential neighborhoods while providing housing opportunities for persons and families with a broad range of incomes. The alternative, i.e., allowing these properties to remain vacant, would allow them to continue to be a blighting influence on their immediate area. As each of the existing buildings at 1503 and 1505 East Baltimore Street is also historic and of large size, their adaptive re-use as two-family dwellings would allow preservation of part of Baltimore’s historic architectural fabric while offering more affordable housing alternatives to persons employed in the East Baltimore and Downtown areas.

TRF Development Partners – Oliver LLC has already initiated discussions with staff of the Commission for Historical and Architectural Preservation (CHAP) concerning renovating these two buildings in a manner that preserves their historic exteriors, and may use historic property tax credits in return for restoring their appearance in a way that would complement the historic character of the Washington Hill Historic District. As the properties are located within the Washington Hill District, a locally designated Baltimore City historic district, all exterior changes, including additions, demolitions, and alterations are subject to review and approval by CHAP.

Staff notified the Citizens for Washington Hill, Fells Prospect Association, Fells Point Task Force, TRF Development Partners – Oliver LLC, First Apostolic Faith Institutional Church, Inc., and Councilmen Stokes and Kraft of this action.



Thomas J. Stosur
Director