



10/30/2023

Dear Councilwoman Ramos,

On Saturday, October 14, 2023, the Executive Committee (EC) of the Abell Improvement Association (AIA) unanimously voted in favor of providing a letter of support for the owner of 3040 Barclay Street, Baltimore, MD 21218 in reference to a zoning variance to legally subdivide the property from one unit to two units.

The property, zoned R-7, is a prime candidate for two-unit conversion. It is a corner/end unit with lower level entirely above ground. The main house will retain ~1500 square feet (3 bed, 2 full bath) + 400 square feet of covered porches; the lower-level apartment will be ~850 square feet (2 bed, 1 full bath) + 150 square foot porch. The lower level features 2 ground-level entrances (1 of which is equidistant from the sidewalk as the main house front door) and full-size windows. The lower-level build will include full bathroom, full kitchen, laundry, independent utilities, and 3+ forms of egress from each bedroom.

Importantly, conversion will not alter the exterior of the building, nor will it impact the historic integrity of the interior. The owner of the property has no intention of further subdividing the main house; the main and upper levels will remain as a single-family unit. The project is managed by a licensed general contractor, and the owners have engaged an architectural engineering consultant to support the conversion process.

The conversion will support affordable housing, including increased options for accessible, single-floor living with ground level entrances.

The owner of the property, Sindbad Fennimore, has been a valued and engaged member of the Abell community since 2012. He currently chairs the Sanitation Committee and has served as a member of the EC of the AIA for nearly 10 years.

For all of the above reasons, Sindbad Fennimore respectfully requests your support in this zoning variance to legally subdivide 3040 Barclay Street, Baltimore, MD 21218 into two units, and the Executive Committee of the Abell Improvement Association supports that request.

Many thanks,

Ruth Baker, Corresponding Secretary
Executive Committee
Abell Improvement Association