

Introduced by: Councilmember Bullock
At the request of: Oscar Blackie
Address: 1823 West Baltimore Street, Baltimore, Maryland 21223
Telephone: 202-294-8832

Prepared by: Department of Legislative Reference Date: April 10, 2018

Referred to: **LAND USE AND TRANSPORTATION** Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0217

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street**

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 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Sections 5-201(a) and 9-701(2)
Baltimore City Revised Code
(Edition 2000)



No. _____

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- _____ Department of Public Works
- _____ Department of Real Estate
- _____ Department of Recreation and Parks
- _____ Department of Transportation
- _____ Fire Department
- _____ Health Department
- _____ Mayor's Office of Employment Development
- _____ Mayor's Office of Human Services
- _____ Mayor's Office of Information Technology
- _____ Office of the Mayor
- _____ Police Department
- _____ Other: _____
- _____ Other: _____

Boards and Commissions

- _____ Environmental Control Board
- _____ Fire & Police Employees' Retirement System
- _____ Labor Commissioner
- _____ Parking Authority Board
- _____ Planning Commission
- _____ Wage Commission
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____

- _____ Baltimore City Public School System
- _____ Baltimore Development Corporation
- _____ City Solicitor
- _____ Comptroller's Office
- _____ Department of Audits
- _____ Department of Finance
- _____ Department of General Services
- _____ Department of Housing and Community Development
- _____ Department of Human Resources
- _____ Department of Planning
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____
- _____ Board of Estimates
- _____ Board of Ethics
- _____ Board of Municipal and Zoning Appeals
- _____ Comm. for Historical and Architectural Preservation
- _____ Commission on Sustainability
- _____ Employees' Retirement System
- _____ Other: _____
- _____ Other: _____
- _____ Other: _____

CITY OF BALTIMORE
ORDINANCE **18-204**
Council Bill 18-0217

Introduced by: Councilmember Bullock
At the request of: Oscar Blackie
Address: 1823 West Baltimore Street, Baltimore, Maryland 21223
Telephone: 202-294-8832
Introduced and read first time: April 16, 2018
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: November 19, 2018

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
2 **2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street**

3 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
4 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1823
5 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

6 BY authority of
7 Article 32 - Zoning
8 Sections 5-201(a) and 9-701(2)
9 Baltimore City Revised Code
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
12 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
13 the R-8 Zoning District on the property known as 1823 West Baltimore Street (Block 0208, Lot
14 012), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
15 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
16 with all applicable federal, state, and local licensing and certification requirements.

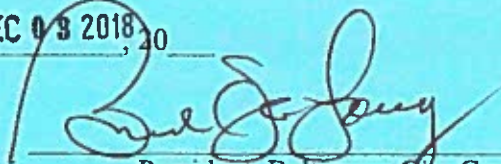
17 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
18 accompanying plat and in order to give notice to the agencies that administer the City Zoning
19 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
20 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
21 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
22 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
23 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
24 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strikethrough~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 18-0217

1 SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

Certified as duly passed this _____ day of DEC 03 2018, 2018



President, Baltimore City Council

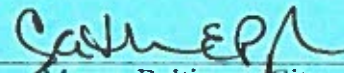
Certified as duly delivered to Her Honor, the Mayor,

this _____ day of DEC 03 2018




Chief Clerk

Approved this 13 day of December, 2018



Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 11th Day of December 2018



Chief Solicitor

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

ADOPTED

City Council Bill No. 18-0217

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street

- (1) the establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

The establishment, location, construction, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or welfare because the proposed residential use as a two-dwelling unit is appropriate for the surrounding area within the Franklin Square residential neighborhood.

- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;

The subject property is in the Franklin Square Urban Renewal Plan Area and furthers the objective to achieve a strong residential neighborhood.

- (3) the authorization would not be contrary to the public interest **for the following reasons:**

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.

- (4) the authorization would be in harmony with the purpose and intent of this Code **for the following reasons:**

The area is predominantly residential. The adaptive re-use as a two-family attached dwelling would allow preservation of part of Franklin Square's traditional and historic architectural fabric while offering a more affordable

housing alternative to persons who wish to live in an area convenient to downtown Baltimore.

After consideration of the following, where applicable (fill out all that are *only relevant*):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the site, in particular the size and configuration of the existing building, is appropriate for the bill's proposed two dwelling units. The property is improved with a townhouse containing over 2,200 square feet of floor area. Re-use of the structure is consistent with its current zoning. According to the Zoning Administrator, variances are not needed.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

The Department of Transportation does not predict a large increase in traffic due to this change and therefore has no objection to this conversion.

The Parking Authority of Baltimore City (PABC) conducted a site visit during the first week of May 2018. The PABC observed the on-street parking demand and determined that there is available inventory. In addition, the PABC investigated the rear concrete parking pad and determined that there is sufficient room for 2 vehicles. Therefore, the PABC has determined that the passage of this bill will not negatively impact parking in the area.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use will not impair the present and future development of this lot or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to the premises and to properties 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;

Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use would not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

Use of the property as two dwelling units would not alter the character of the neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

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.

- (11) the provisions of any applicable Urban Renewal Plan;

There use is consistent with the Franklin Square Urban Renewal Plan.

- (12) all applicable standards and requirements of this Code;

This request is not inconsistent with applicable standards and requirements of the Code.

- (13) the intent and purpose of this Code; and

The proposed use meets the intent and purpose of the Code.

- (14) any other matters considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Report - The findings listed above have been transferred from

the Planning Commission's report dated May 11, 2018 and the Department of Planning's reports dated and May 10, 2018.

[X] Testimony presented at the Committee hearing

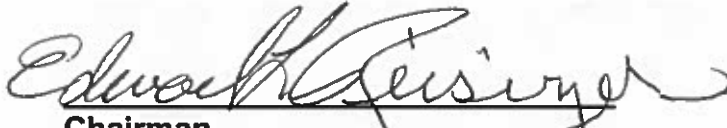


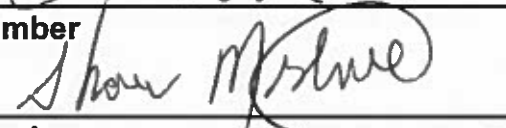
Oral – Witness Name:

- Mr. Martin French, Department of Planning
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Mr. Joshua Taylor, Department of Transportation
- Ms. Taylor LaFave, Parking Authority of Baltimore City

Written – Submitted by: (Include documents that have relevant facts only)

- Baltimore City Planning Commission, Agency Report) – Dated: 5/11/2018
- Department of Planning – Staff report – Dated: 5/10/2018
- Baltimore City Office of the Zoning Administrator – Dated: 03/29/2018
- Department of Transportation, Agency Report – 5/4/2018
- Parking Authority of Baltimore City, Agency Report – 5/10/2018

LAND USE AND TRANSPORTATION COMMITTEE:

 _____	 _____
Chairman	Member
 _____	_____
Member	Member
 _____	_____
Member	Member
_____	_____
Member	Member

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: November 14, 2018

BILL#: 18-0217

BILL TITLE: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street

MOTION BY: Clark SECONDED BY: Costello

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	7	0	0	0

CHAIRPERSON: [Signature]

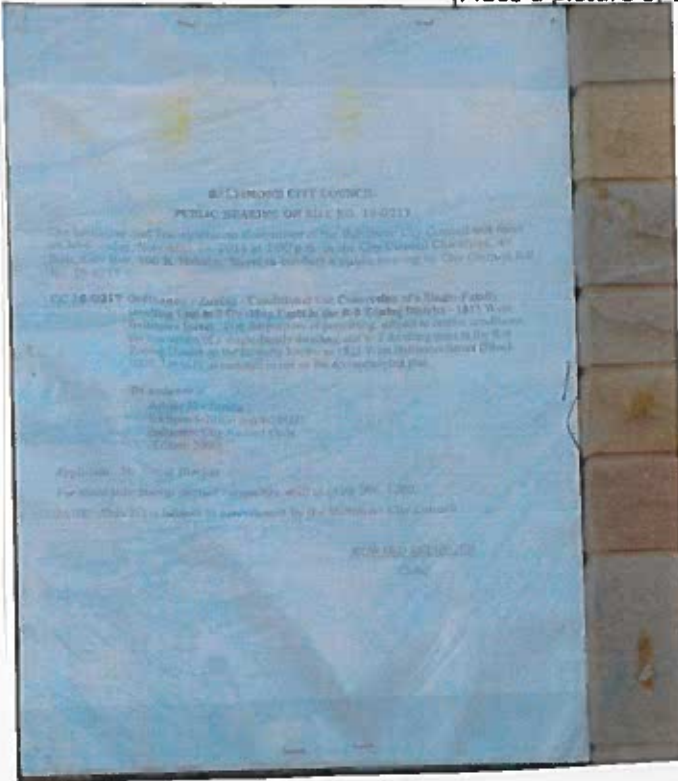
COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

Baltimore City Council Certificate of Posting - Public Hearing Notice

City Council Bill No.: 18-0217

Today's Date: [Insert Here] 10/22/2018

(Place a picture of the posted sign in the space below.)



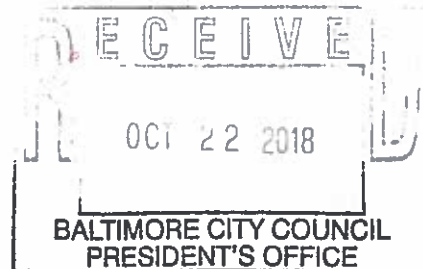
Address: 1823 W. BALTIMORE ST

Date Posted: 10/21/2018

Name: OSCAR BLACKIE

Address: 1823 W. BALTIMORE ST, BALTIMORE MD 21222

Telephone: 202 291-8832 (C) 410 396 4124 (W)



- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

FROM

NAME & TITLE

THOMAS J. STOSUR, DIRECTOR

AGENCY NAME & ADDRESS

DEPARTMENT OF PLANNING
8TH FLOOR, 417 EAST FAYETTE STREET

SUBJECT

CITY COUNCIL BILL #18-0217/ ZONING – CONDITIONAL
USE CONVERSION – 1823 WEST BALTIMORE STREET

CITY of

BALTIMORE

MEMO



DATE:

TO

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

May 11, 2018

At its regular meeting of May 10, 2018, the Planning Commission considered City Council Bill #18-0217, 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 1823 West Baltimore Street (Block 0208, Lot 012), 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 #18-0217 and adopted the following resolution, eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406(a) and §5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City; and further

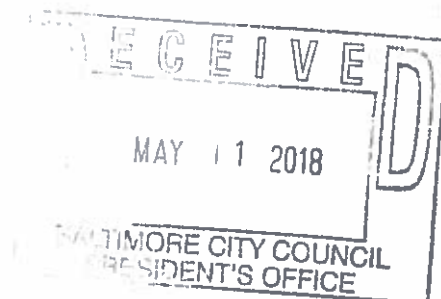
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #18-0217 be passed by the City Council.

If you have any questions, please contact Mr. Martin French in the Land Use and Urban Design Division at 410-396-1354.

TJS/ewt

Attachment

F



cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Katelyn McCauley, DOT
Ms. Natawna Austin, Council Services
Mr. Oscar Blackie



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 10, 2018

REQUEST: City Council Bill #18-0217 / Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street

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 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilmember Bullock, at the request of Oscar Blackie

OWNER: Oscar Blackie

SITE/GENERAL AREA

Site Conditions: 1823 West Baltimore Street is located on the south side of the street, approximately 172'6" west of the intersection with Fulton Avenue. This property measures approximately 15'3" by 150' and is currently improved with a three-story attached residential building measuring approximately 15'3" by 60'. This site is zoned R-8 and is located in the Franklin Square Urban Renewal Plan area. The petitioner, Mr. Blackie, has owned this property since 2004.

General Area: This is a predominantly residential area known as Franklin Square, with scattered non-residential uses such as religious institutions and a few small commercial uses outside of its commercial node where Frederick Avenue meets Fulton Avenue and Baltimore Street just east of this property. Most of the housing closest to this property was originally developed in the second half of the 19th Century. Behind this property is a former public school building now converted to rental dwelling units.

HISTORY

The Franklin Square Urban Renewal Plan was established by Ordinance no. 831 dated July 19, 1978, and was last amended by Amendment 2 approved by Ordinance no. 919 dated April 24, 1987.

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. The proposed action also furthers the objective of the Franklin Square Urban Renewal Plan to achieve a strong residential neighborhood.

ANALYSIS

Project: This legislation would allow the petitioner to use the existing structure as two dwelling units. Adaptive re-use as a two-family attached dwelling would allow preservation of part of Franklin Square's traditional and historic architectural fabric while offering a more affordable housing alternative to persons who wish to live in an area convenient to downtown Baltimore.

Zoning Analysis: This property is improved with a townhouse containing over 2,200 square feet of floor area. This bill would allow re-use of the structure consistent with its current zoning.

- The Zoning Code requires, for conversion of a single-family property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §9-703.d., citing Table 9-401). A lot area of 1,500 square feet is thus required for the proposed use. This lot has 2,287 square feet, so a lot area variance is not needed for this requirement. The Code also requires that the premises have a floor area of at least 1,500 square feet (BCZC §9-703.b.); this building has over 2,000 square feet of gross floor area, and thus does not need a variance of this requirement. Each dwelling unit would contain over 900 square feet of floor area.
- A rear yard setback of 20' is required (Table 9-401). This property has a 68' deep rear yard. No variance of this requirement is needed.
- The maximum lot coverage allowed is 80% (Table 9-401). This structure covers less than 40% of the lot, so no variance of that requirement is needed.
- One off-street parking space is required to serve the newly-created dwelling unit (§9-703.f.). The property has a rear yard sufficient for off-street parking, with access from the nearest street (Booth Street). No variance for off-street parking is therefore required.

Conditional Use – Required findings: In accordance with §5-406 of Article 32 (the Zoning Code of Baltimore City), the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 5 {"Applications and Authorizations"}, subtitle 4 {"Conditional Uses"} of the Zoning Code:

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 this article (§5-406).

Review of this site and its proposed use as two dwelling units has determined that establishment and operation of the conditional use would not be detrimental to or endanger public health, safety, or welfare, nor be precluded by the Franklin Square Urban Renewal Plan, nor be contrary to the public interest. The authorization would be in harmony with the purpose and intent of the Zoning Code.

In addition, review of this site and its proposed use as two dwelling units has determined that:

- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;
- the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to emergency vehicles;
- there is adequate light and air to the premises and to properties in the vicinity;
- adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
- the proposed use would not interfere with preservation of cultural and historic landmarks and structures;
- the proposed use would not alter the character of the neighborhood;
- the proposed use is consistent with provisions of the City's Comprehensive Master Plan; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this Code (§5-406).

The proposed use as a 2-family dwelling would be consistent with residential use in the area and would not prevent continuing use of a structure that is a contributing element in the Franklin Square community.

Notification: The Southwest Partnership, Inc., and Councilman Bullock were notified of this action.



Thomas J. Stosur
Director

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

November 7, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

RE: CC Bill #18-0217: Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street

Ladies and Gentlemen:

City Council Bill No. 18-0217 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 18-0217 is permit, 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 1823 West Baltimore Street (Block 0208, Lot 012).

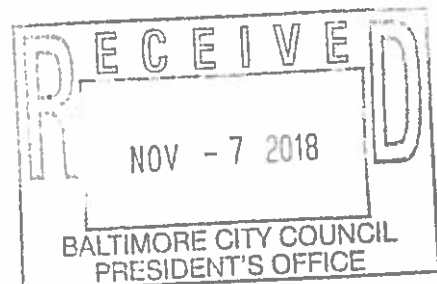
The BMZA has reviewed the legislation and concurs with the recommendation and report of the Planning Commission and Planning Department and recommends approval of CC Bill. 18-217.


Sincerely,

A handwritten signature in black ink, appearing to read "Derek J. Baumgardner".

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



F R O M	NAME & TITLE	Michelle Pourciau, Director <i>MP</i>	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0217		

TO: Mayor Catherine E. Pugh

DATE: May 4, 2018

TO: Respective City Council Taxation, Finance and Economic Development Committee
 FROM: Department of Transportation
 POSITION: Support
 RE: City Council Bill 18-0217 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District -1823 West Baltimore Street

INTRODUCTION – 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 1823 West Baltimore Street (Block 0208, Lot 012), as outline in red on the accompanying plat.

PURPOSE/PLANS – 1823 West Baltimore Street is in the Franklin Square neighborhood of Baltimore. The owner of the property intends to occupy the first floor of the home and rent out the second and third floors of the home.

The Department of Transportation does not predict a large increase in traffic due to this change, and thus, we have no objections to this conversion.

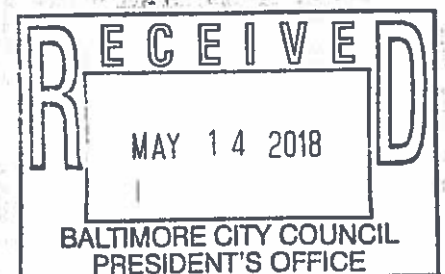
AGENCY/DEPARTMENT POSITION – The Department of Transportation supports City Council Bill 18-0217, and respectfully requests a favorable report.

If you have any questions, please do not hesitate to contact Katelyn McCauley at Katelyn.McCauley@baltimorecity.gov, (443) 677-9391.

Sincerely,

Michelle Pourciau
 Michelle Pourciau
 Director

favorable



CITY OF BALTIMORE

CATHERINE E. PUGH,
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

November 2, 2018

Honorable President and Members
of the City Council of Baltimore
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Attn: Natawna B. Austin,
Executive Secretary

Re: City Council Bill 18-0217 – Zoning – Conditional Use Conversion of a
Single Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District
– 1823 West Baltimore Street

Dear President and City Council Members:

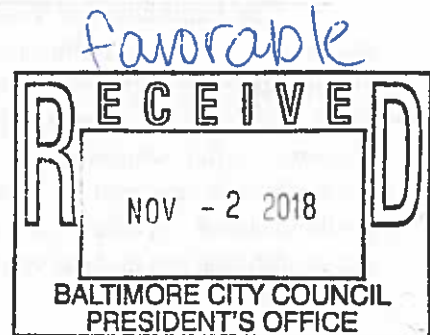
The Law Department has reviewed City Council Bill 18-0217 for form and legal sufficiency. Subject to certain conditions, the bills permits the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1823 West Baltimore Street.

Conditional Use Standards

Under the Zoning Article of the City Code, the conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

- (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 this Code.

Baltimore City Code, Art. 32, § 5-406(a). In making these findings, the City Council must be guided by 14 “considerations” involving such things as the “nature of the surrounding area and the



extent to which the proposed use might impair its present and future development," "the character of the neighborhood," and "the resulting traffic patterns and adequacy of proposed off-street parking." Baltimore City Code, Art. 32, § 5-406(b).

Hearing Requirements


The Land Use and Transportation Committee (the "Committee") must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. After weighing the evidence presented and submitted into the record before it, the Committee is required to make findings of fact with respect to the factors and considerations outlined above. If, after its investigation of the facts, the Committee makes findings which support the conditional use and the variances sought, it may adopt these findings and the legal requirements will be met.

The Planning Staff Report ("Report") outlines the portions of the Zoning Article applicable to conditional uses and makes favorable conclusory findings concerning it. If the City Council finds facts that are identical or consistent with those in the Report, the requirements of Article 32, § 5-406(b) will be satisfied. .

Certain procedural requirements also apply to this bill beyond those discussed above because a conditional use is considered a "legislative authorization." Baltimore City Code, Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507.

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for a conditional use and variances have been met. Assuming the required findings are made at the hearing and all procedural requirements are satisfied, the Law Department approves the bill for form and legal sufficiency.

Sincerely,



Victor K. Terval
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant City Solicitor

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: November 2, 2018

Re: **City Council Bill 18-0217, Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street**

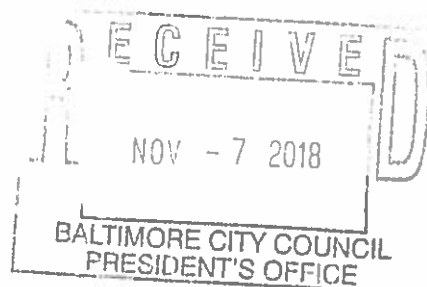
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0217, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

The Department of Housing and Community Development does not object to the passage of City Council Bill 18-0217.

MB:sd

cc: Mr. Kyron Banks, *Mayor's Office of Government Relations*

*Does
not
obj*





MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO *[Signature]*

DATE: May 2, 2018

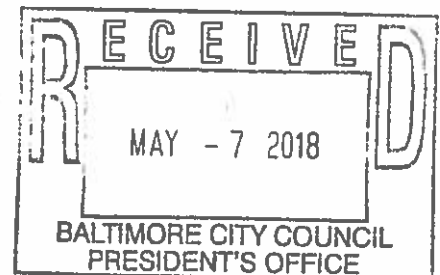
SUBJECT: City Council Bill 18-0217
Zoning – Conditional Use Conversion of a Dwelling Unit – 1823 W Baltimore St

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 18-0217, for the purpose of allowing the property known as 1823 West Baltimore Street to be converted from a single-family dwelling unit to two (2) dwelling units in the R-8 zoning district.

The proposed conditional use is necessary to allow for the additional dwelling unit in the R-8 Zoning District. The BDC has no objection to City Council Bill No. 18-0217.

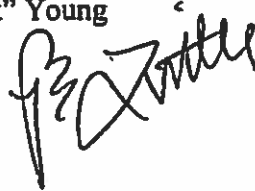
cc: Kyron Banks

No obj



TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: May 10, 2018
RE: Council Bill 18-0217



I am herein reporting on City Council Bill 18-0217 introduced by Councilmember Bullock at the request of Oscar Blackie.

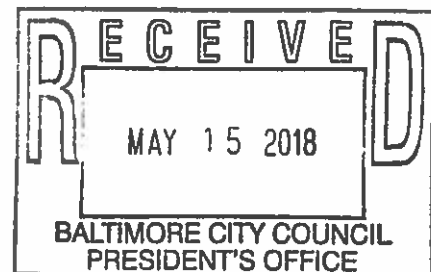
The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1823 West Baltimore Street (Block 0208, Lot 012).


According to Baltimore City Code Art. 32 § 9-701(2) the R-8 Zoning District allows for the conversion of a single-family dwelling to a multi-family dwelling through conditional-use approval by Ordinance of the Mayor and City Council. Conversion standards in Baltimore City Code Art. 32 § 9-703(f) require that at least 1 off-street parking space must be provided for each dwelling unit. The proposed legislation does not include a request for a variance from the off-street parking requirement, and the site appears large enough to accommodate off-street parking.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is not located on a block where PABC administers on-street parking programs. A site visit was conducted during the first week of May 2018. The PABC observed the on-street parking demand and determined that there is available inventory. In addition, the PABC investigated the rear concrete parking pad and determined that there is sufficient room for 2 vehicles. Therefore, the PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 18-0217.

not opposed



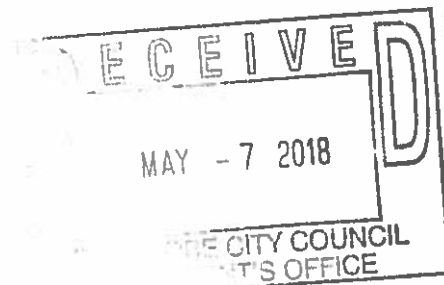
FROM	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department <i>11/17</i>	CITY OF BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. _21202		
	SUBJECT	City Council Bill #18-0217 Response to Zoning-Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street.		

TO **The Honorable Bernard C. Young, President
And All Members of the Baltimore City Council
City Hall, Room 408**

DATE: **April 27, 2018**

For the purpose of permitting subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R08 Zoning District on the property known as 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

The Fire Department does not object to City Council Bill 18-0217 provided that all applicable sections of the Fire and Building codes are adhered. This may include a requirement for plans to be submitted to the Fire Department, an annual Fire Inspection, permit, automatic sprinkler system, and Fire Alarm system.



Does not object



Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

Office of the Zoning Administrator
417 E. Fayette Street
Benton Bldg., Room 147
Baltimore MD. 21202

Ref: 1823 W. Baltimore Street

Date: March 29, 2018

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 two dwelling units

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 conversion meets the standards under Subsection 9-703 of the Zoning Code for Baltimore City, and complies with Subsections 9-703(b), (c), (d) and (f), relative to: (b) existing dwelling, (c), GFA per dwelling unit, (d) bulk and yard regulations, and (f) off street parking. Based on a review of the applicable regulations and information supplied by the applicant, the proposal will not require any additional variances for approval.

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
Mr. Oscar Blackie, Owner
Councilman John T. Bullock
Department of Planning

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, November 14, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0217

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0217

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street

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 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

Sponsors: John T. Bullock

A motion was made by Member Clarke, seconded by Member Costello, that the bill be recommended favorably. The motion carried by the following vote:

Yes: 7 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

ADJOURNMENT

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0217

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: November 14, 2018
Time (Beginning): 1:00 PM
Time (Ending): 1:15PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~40
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [X] yes [] no [] n/a
Certification of advertising/posting notices in the file? [X] yes [] no [] n/a
Evidence of notification to property owners? [X] yes [] no [] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Clarke, Mary Pat
Seconded by: Councilmember Costello, Eric
Final Vote: Favorable

Major Speakers
(This is not an attendance record.)

- Ms. Martin French, Department of Planning
 - Mr. Josh Taylor, Department of Transportation
 - Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
 - Ms. Victor Tervalá, Department of Law
 - Ms. Tyrell Dixon, Department of Housing and Community Development
 - Ms. Taylor LaFave, Parking Authority of Baltimore City
 - Mr. Raven Thompson., Baltimore Development Corporation
-

Major Issues Discussed

1. Councilman Reisinger introduced committee members and read the bill's title and purpose.
 2. Mr. Martin French presented the Planning Commission's recommendation and provided information and findings from the Department of Planning's staff report.
 3. Agency representatives testified in support of their respective agency's position on the bill.
 4. The committee voted to recommend the bill favorable.
 5. The hearing was adjourned.
-

Further Study

Was further study requested?
If yes, describe.

Yes No

Committee Vote:

Reisinger, Edward, Chairman.....	Yea
Middleton, Sharon, Vice Chair.....	Yea
Clarke, Mary Pat.....	Yea
Costello, Eric.....	Yea
Dorsey, Ryan.....	Yea
Pinkett, Leon.....	Yea
Stokes, Robert:.....	Yea

Jennifer L. Coates, Committee Staff



Date: November 14, 2018

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE

CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation Chairperson: Edward Reisinger
 Date: November 14, 2018 Time: 1:00 PM Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street CC Bill Number: 18-0217

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Josh	Taylor		Dot							
Tyrell	Dixon		HCD							
Shawn	Dolan		HSD							
Oscar	Blawie									
FaVen	Thompson		BDC							

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.



CITY OF BALTIMORE

CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation | Chairperson: Edward Reisinger
 Date: November 14, 2018 | Time: 1:00 PM | Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street | CC Bill Number: 18-0217

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY	
									YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
Martin	French		Planning			✓	✓			

(* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holiday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, November 14, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0217

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0217

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street

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 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

Sponsors:

John T. Bullock

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, November 14, 2018

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0217

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District -
1823 West Baltimore Street***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac “Yitzy” Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
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Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

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Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

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Eric Costello – Chair
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Edward Reisinger
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Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac “Yitzy” Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)



BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0217

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street**

Sponsor: Councilmember Bullock

Introduced: April 16, 2018

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 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

Effective: 30th day after enactment

Hearing Date/Time/Location: November 14, 2018 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning; Sections 5-201(a) and 9-701(2); Baltimore City Revised Code; (Edition 2000)

Background

If approved, Bill 18-0217 would authorize a conditional use conversion of the single-family dwelling unit to two dwelling units at the property located at 1823 W. Baltimore Street. Mr. Oscar Blackie is the applicant and has owned the property since 2004. The owner intends to occupy the first floor of the home and rent out the combined second and third floors as a dwelling unit.

The property is situated between Fulton Avenue and Monroe Street, just south of Bon Secours Hospital. The property is zoned R-8 and lies in the Franklin Square community and the Franklin Square Urban Renewal Plan area. In the rear of the property is a former public school building which was converted to rental dwelling units

The residential site measures approximately 15'3" by 150'. The site is improved with a three-story attached building which measures approximately 15'3" by 60'. Certain bulk regulation requirements are outlined in the table below.

Categories	Bulk Regulation Required – R-8	Current	Proposed	Variance Needed
Dwelling Unit Conversion Standard Gross Floor Area <i>Article 32 - 9-703.b</i>	1,500 sq. ft.	2,200 sq. ft.	2,200 sq. ft.	None
Minimum Lot Area <i>Table 9-401</i>	1,500 sq. ft. (750 sq. ft. per du)	2,287 sq. ft.	2,287 sq. ft.	None
Maximum Lot Coverage <i>Table 9-401</i>	80% Coverage Allowed	Covers 40%	Covers 40%	None
Minimum Rear Yard – Rowhouse <i>Table 9-401</i>	20'	68'	68"	None
Off-street Parking (each newly created du) <i>Article 32 - 9-703.f</i>	1	2	2	None

According to the Zoning Administrator, the property meets the bulk regulations required for gross floor area, lot area size, lot coverage, rear yard setback, and off-street parking spaces. Variances are not needed.

Although the property is not located on a block where the Parking Authority administers any on-street parking programs, a site visit was conducted in May 2018. PABC observed the on-street parking demand and determined that there is available inventory. PABC also investigated the rear concrete parking pad and determined that there is sufficient room for 2 vehicles. PABC has determined that the project will not negatively impact parking in the area.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates
Analysis Date: October 31, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 18-0217
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Oscar Blackie

Address: 1823 West Baltimore Street, Baltimore, Maryland 21223

Telephone: 202-294-8832

Introduced and read first time: April 16, 2018

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1823
6 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

7 BY authority of

8 Article 32 - Zoning
9 Sections 5-201(a) and 9-701(2)
10 Baltimore City Revised Code
11 (Edition 2000)

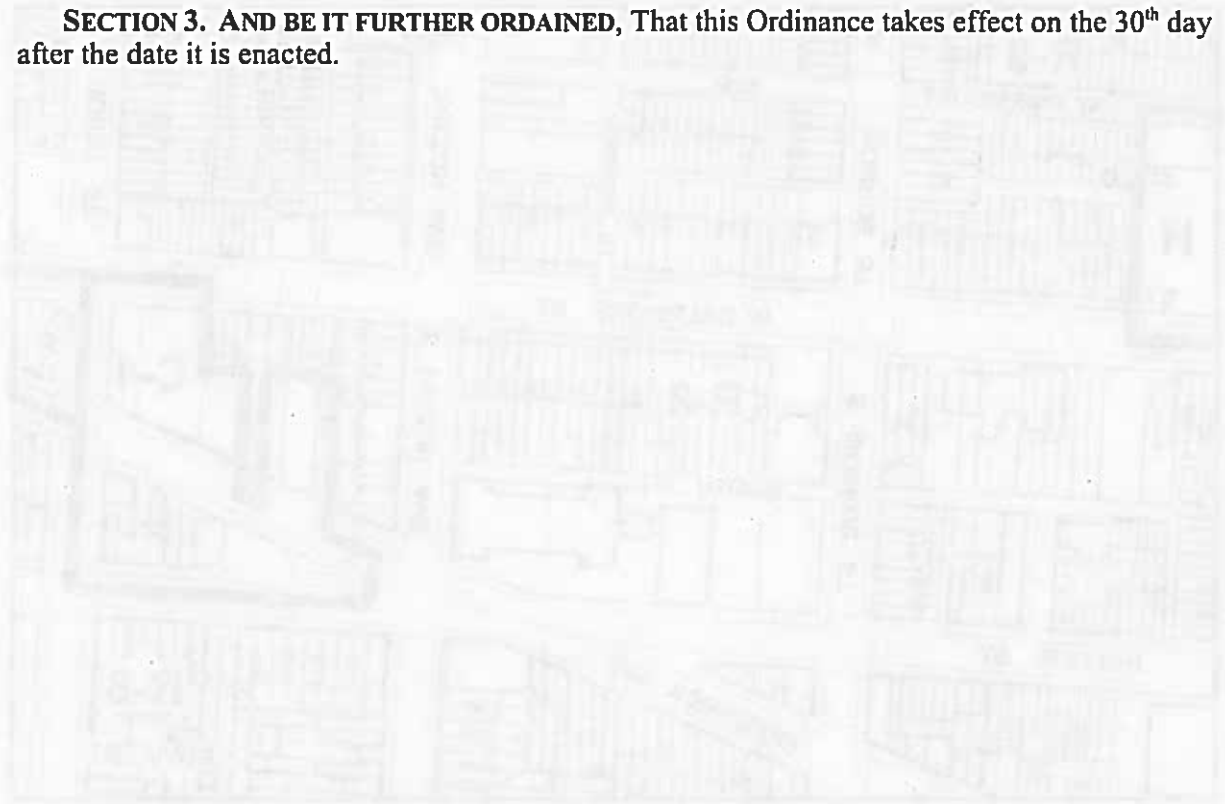
12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
14 the R-8 Zoning District on the property known as 1823 West Baltimore Street (Block 0208, Lot
15 012), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
16 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
17 with all applicable federal, state, and local licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

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

Council Bill 18-0217

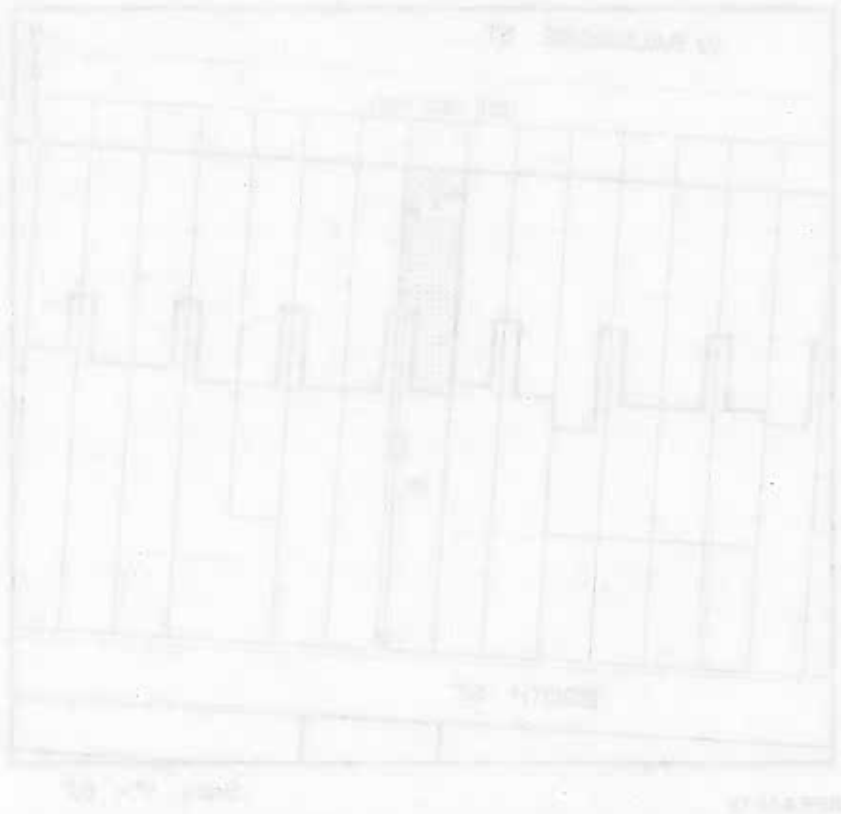
1 SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
2 after the date it is enacted.



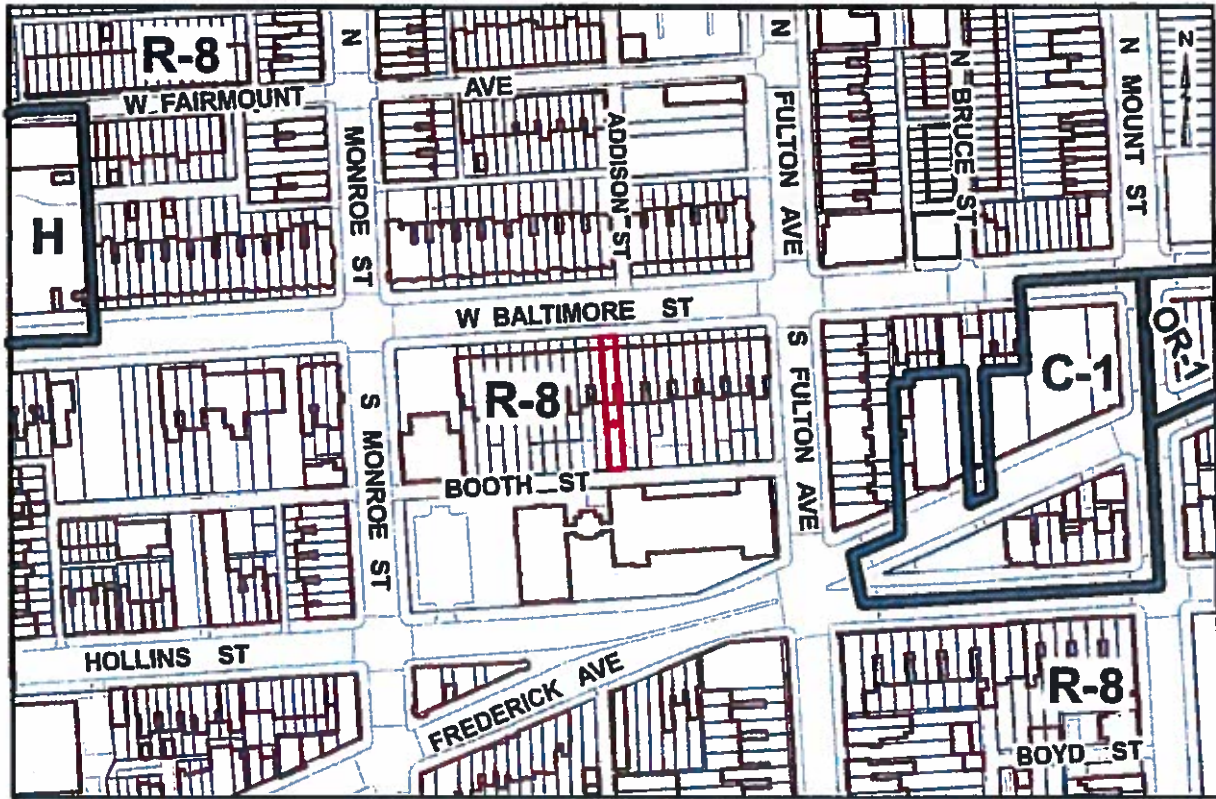
APPROVED AND ADOPTED by the Council of the City of Dallas, Texas, this 18th day of April, 2018.

Mayor

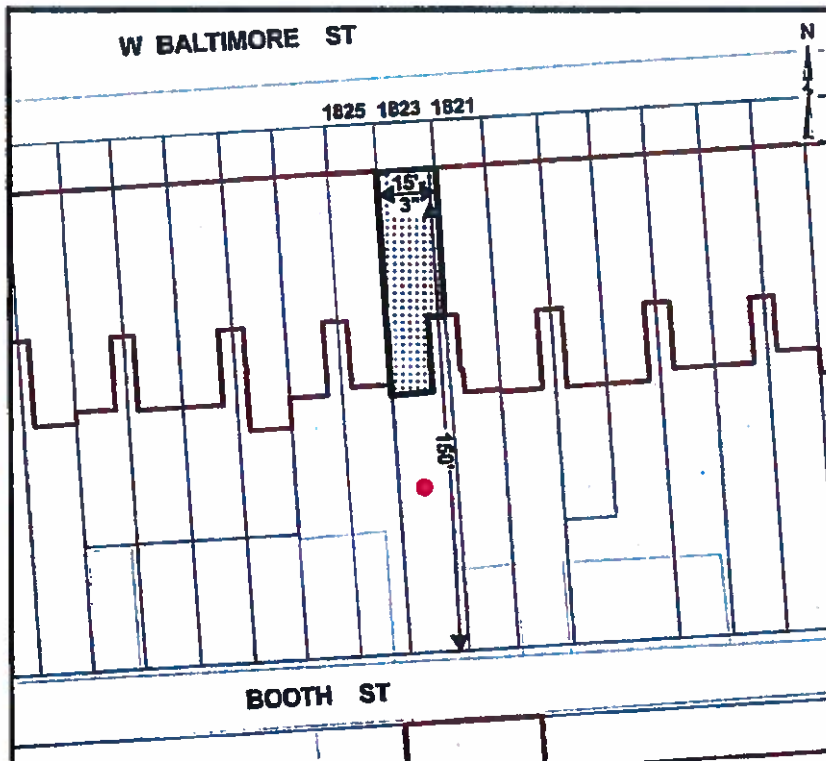
City Clerk



**SHEET NO. 54 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1823 WEST BALTIMORE STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 19 SECTION 7
BLOCK 208 LOT 12

MAYOR

PRESIDENT CITY COUNCIL

RPE 4-10-18

Scale: 1" = 50'



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

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**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, November 14, 2018

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0217

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District -
1823 West Baltimore Street***

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LAND USE AND TRANSPORTATION

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Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac “Yitzy” Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)



BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0217

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street**

Sponsor: Councilmember Bullock

Introduced: April 16, 2018

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 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

Effective: 30th day after enactment

Hearing Date/Time/Location: November 14, 2018 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning; Sections 5-201(a) and 9-701(2); Baltimore City Revised Code; (Edition 2000)

Background

If approved, Bill 18-0217 would authorize a conditional use conversion of the single-family dwelling unit to two dwelling units at the property located at 1823 W. Baltimore Street. Mr. Oscar Blackie is the applicant and has owned the property since 2004. The owner intends to occupy the first floor of the home and rent out the combined second and third floors as a dwelling unit.

The property is situated between Fulton Avenue and Monroe Street, just south of Bon Secours Hospital. The property is zoned R-8 and lies in the Franklin Square community and the Franklin Square Urban Renewal Plan area. In the rear of the property is a former public school building which was converted to rental dwelling units

The residential site measures approximately 15'3" by 150'. The site is improved with a three-story attached building which measures approximately 15'3" by 60'. Certain bulk regulation requirements are outlined in the table below.

Categories	Bulk Regulation Required – R-8	Current	Proposed	Variance Needed
Dwelling Unit Conversion Standard Gross Floor Area <i>Article 32 - 9-703.b</i>	1,500 sq. ft.	2,200 sq. ft.	2,200 sq. ft.	None
Minimum Lot Area <i>Table 9-401</i>	1,500 sq. ft. (750 sq. ft. per du)	2,287 sq. ft.	2,287 sq. ft.	None
Maximum Lot Coverage <i>Table 9-401</i>	80% Coverage Allowed	Covers 40%	Covers 40%	None
Minimum Rear Yard – Rowhouse <i>Table 9-401</i>	20'	68'	68"	None
Off-street Parking (each newly created du) <i>Article 32 - 9-703.f</i>	1	2	2	None

According to the Zoning Administrator, the property meets the bulk regulations required for gross floor area, lot area size, lot coverage, rear yard setback, and off-street parking spaces. Variances are not needed.

Although the property is not located on a block where the Parking Authority administers any on-street parking programs, a site visit was conducted in May 2018. PABC observed the on-street parking demand and determined that there is available inventory. PABC also investigated the rear concrete parking pad and determined that there is sufficient room for 2 vehicles. PABC has determined that the project will not negatively impact parking in the area.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates
Analysis Date: October 31, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 18-0217
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Oscar Blackie

Address: 1823 West Baltimore Street, Baltimore, Maryland 21223

Telephone: 202-294-8832

Introduced and read first time: April 16, 2018

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1823
6 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

7 BY authority of

8 Article 32 - Zoning
9 Sections 5-201(a) and 9-701(2)
10 Baltimore City Revised Code
11 (Edition 2000)

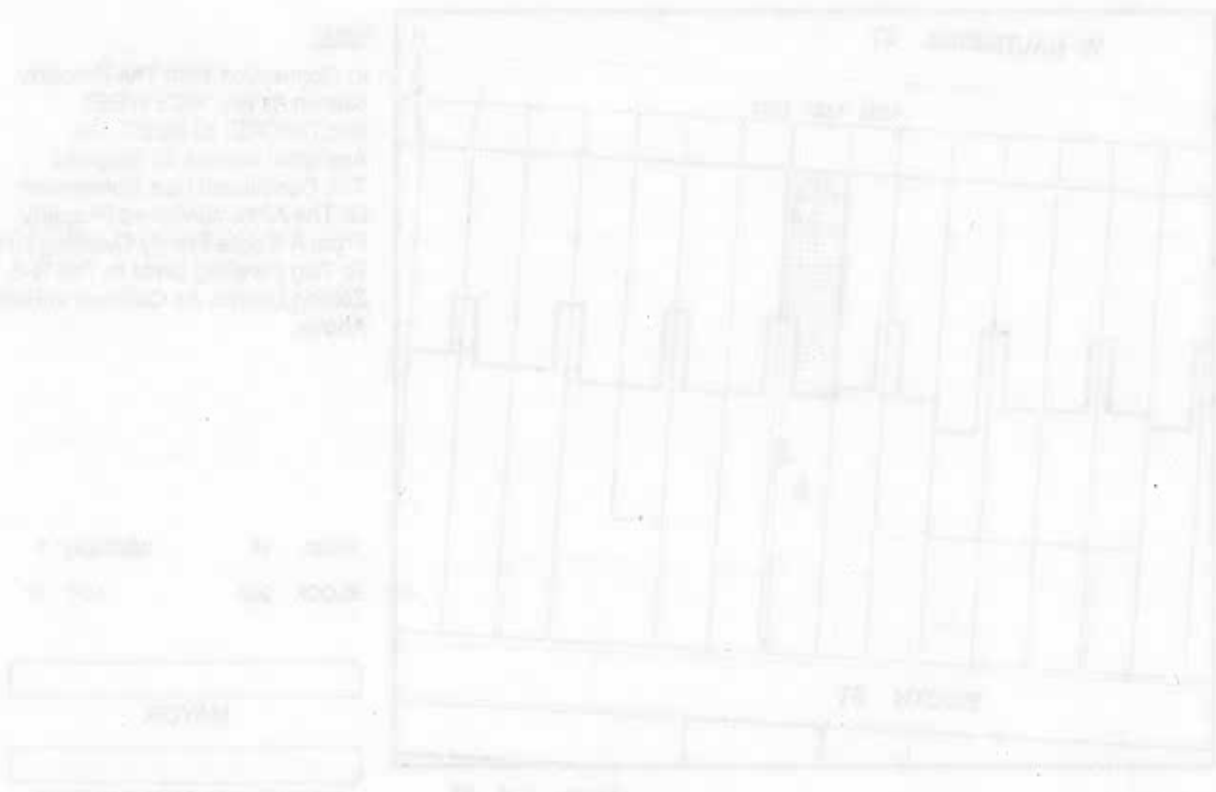
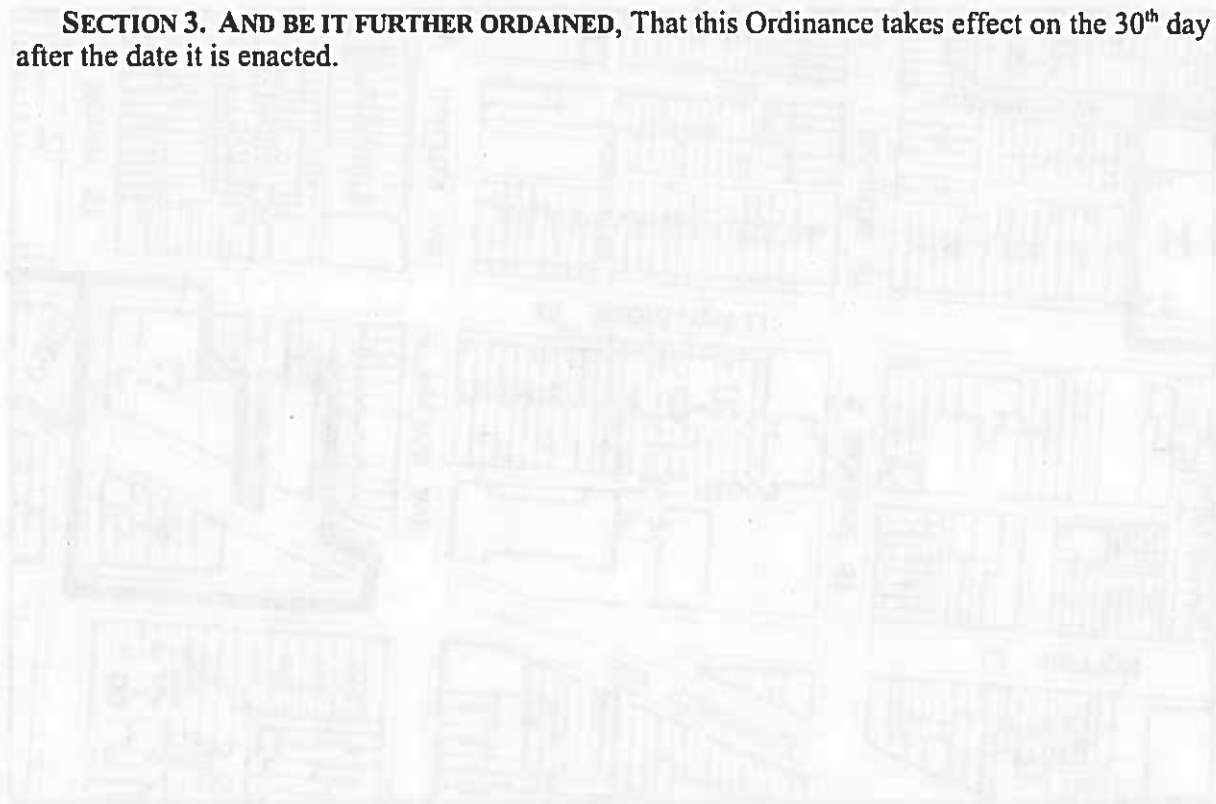
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17 with all applicable federal, state, and local licensing and certification requirements.

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19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
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21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

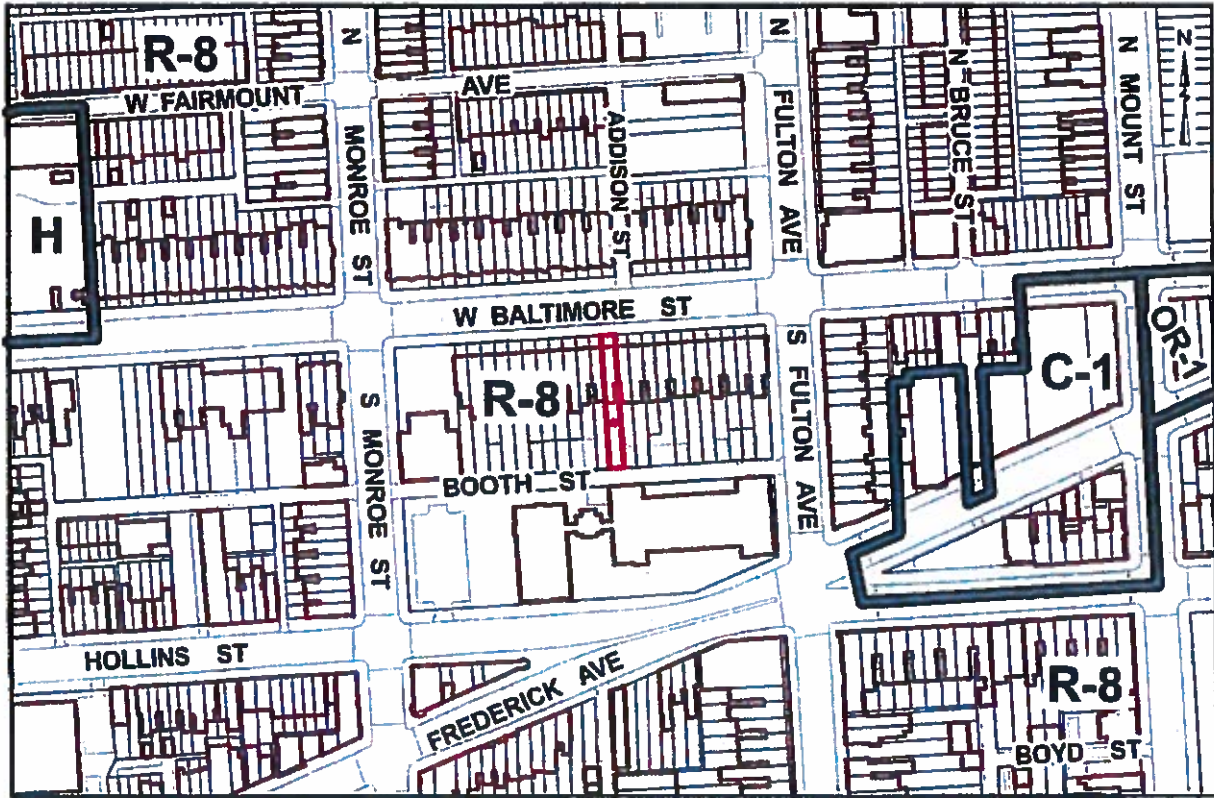
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 18-0217

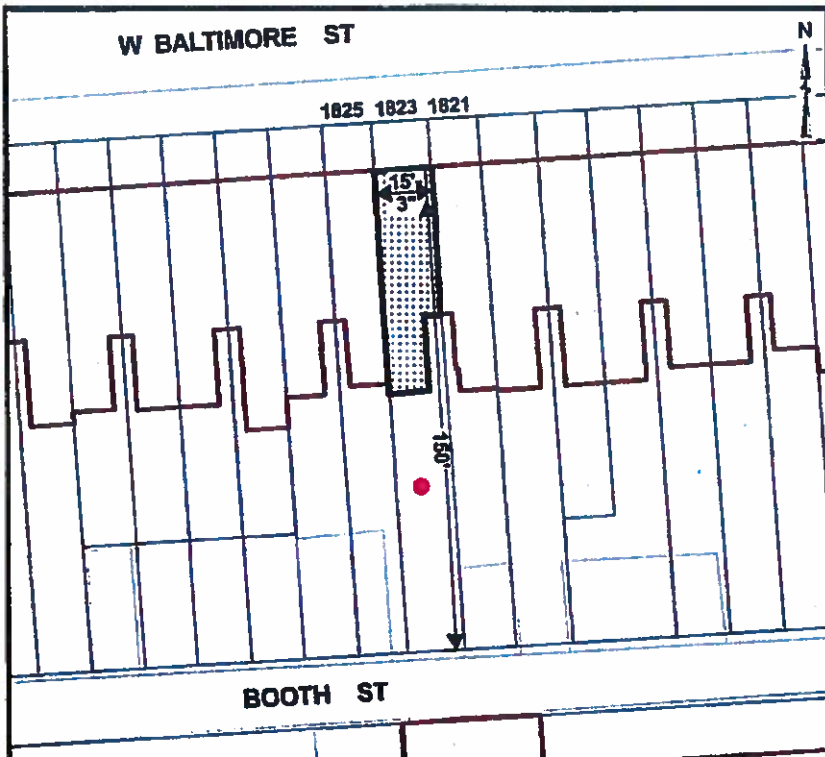
1 SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
2 after the date it is enacted.



**SHEET NO. 54 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1823 WEST BALTIMORE STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 19 SECTION 7
BLOCK 208 LOT 12

MAYOR

PRESIDENT CITY COUNCIL

Coates, Jennifer

From: Coates, Jennifer
Sent: Tuesday, October 16, 2018 2:21 PM
To: 'OHblackie@hotmail.com'
Cc: Austin, Natawna B.; 'Bullock, John'
Subject: Hearing for City Council Bill 18-0217
Attachments: PNI - Letter - 18-0217 - CU Conversion - 1823 W Baltimore Street 10-16-18.docx; Sign Posting Contacts.pdf; Sample - Certificate of Posting - Attachment C.docx

Good Afternoon Mr. Blackie:

Attached is the information you will need to post a public hearing sign for the subject bill to be heard by the Land Use and Transportation Committee on **November 14, 2018 at 1:00 p.m.** at City Hall in the City Council Chamber. I have also attached a contact list for sign makers and a sample certification template. The correct time for the public hearing is 1:00 p.m.

Please review the attachments.

Feel free to contact me if you need more information.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.



Jennifer L. Coates

*Senior Legislative Policy Analyst
Office of Council Services*

100 N. Holliday Street, Room 415
Baltimore, MD 21202

jennifer.coates@baltimorecity.gov

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Mr. Oscar Blackie

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee, Baltimore City Council

Date: October 16, 2018

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND VARIANCES

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 18-0217

Date: Wednesday, November 14, 2018

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

Article 32. Zoning § 5-602 – Major variances: Conditional uses.

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising from your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

Sign Posting Deadline: October 24, 2018
Certificate of Posting Deadline: November 8, 2018

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY **BY WEDNESDAY, OCTOBER 24, 2018**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

BALTIMORE CITY COUNCIL

PUBLIC HEARING ON BILL NO. 18-0217

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, November 14, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0217.

CC 18-0217 Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1823 West Baltimore Street 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 1823 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Sections 5-201(a) and 9-701(2)
Baltimore City Revised Code
(Edition 2000)

Applicant: Mr. Oscar Blackie

For more information contact committee staff at (410) 396-1260.

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

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS SIGN POSTING TO:

Mr. Oscar Blackie
1823 W. Baltimore Street
Baltimore, MD 21223
202-294-8832

**ZONING
SUBTITLE 6 – NOTICES**

ARTICLE 32, § 5-602

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

§ 5-602. Major variances; Conditional uses.

(a) *Hearing required.*

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

(b) *Notice of hearing required.*

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

(c) *Contents of notice.*

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

(d) *Number and manner of posted notices.*

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;

(iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) *Timing of notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

(Ord. 16-581; Ord. 17-015.)

ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:

RICHARD HOFFMAN
AMERICAN DRAFTING SERVICE
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047

PHONE: (410) 879-3122
E-MAIL: DICK_E@COMCAST.NET

LA GRANDE VISION
JAMES EARL REID
408 E. EAGER STREET
BALTIMORE, MARYLAND 21202

PHONE: (410) 448-4913 or (410) 783-1555

FAX (410) 783-1559

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040

PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030

PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

OR ANY OTHER COMPANY OF YOUR CHOICE. THE SIGNS MUST BE MADE IN ACCORDANCE WITH THE RULES OF THE BOARD OF MUNICIPAL AND ZONING APPEALS.

THIS OFFICE IS NOT ASSOCIATED WITH ANY OF THE ABOVE DRAFTING COMPANIES, NOR DO WE RECOMMEND ANY SPECIFIC ONE.

Baltimore City Council
Certificate of Posting - Public Hearing Notice

City Council Bill No.:

Today's Date: [Insert Here]

(Place a picture of the posted sign in the space below.)

Address:

Date Posted:

Name:

Address:

Telephone:

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**CITY OF BALTIMORE
COUNCIL BILL 18-0217
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Oscar Blackie

Address: 1823 West Baltimore Street, Baltimore, Maryland 21223

Telephone: 202-294-8832

Introduced and read first time: April 16, 2018

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street**

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23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
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25 the Zoning Administrator.

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

Council Bill 18-0217

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APPROVED FOR FORM
STYLE, AND TEXTUAL SUFFICIENCY

4-10-18
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Bullock
At the request of: Oscar Blackie
Address: 1823 West Baltimore Street, Baltimore, Maryland 21223
Telephone: 202-294-8832

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
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* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

STATEMENT OF INTENT

FOR

1823 W. BALTIMORE STREET
{Address}

1. Applicant's Contact Information:

Name: OSCAR BLACKIE
Mailing Address: 1823 W. BALTIMORE STREET
BALTIMORE MD 21223
Telephone Number: 410 396 4124 (W) & 202 294 8832 (C)
Email Address: oscar.blackie@baltimorecity.gov

2. All Proposed Zoning Changes for the Property: SUBDIVISION OF SINGLE FAMILY TO A MULTI FAMILY
I WILL OCCUPY THE 1ST FL
UPPER 2 FLRS WILL CONTAIN A 3 B/R RENTAL

3. All Intended Uses of the Property: (1) PRIMARY RESIDENCE ON 1ST FL.
RENTAL UNIT ON FLRS 2 & 3

4. Current Owner's Contact Information:

Name: OSCAR BLACKIE
Mailing Address: 1823 W. BALTIMORE STREET
Telephone Number: 202-294 8832 & 410 396-4124
Email Address: ohblackie@hotmail.com
oscar.blackie@baltimorecity.gov

5. Property Acquisition:

The property was acquired by the current owner on 10/27/2014 by deed recorded in the Land Records of Baltimore City in Liber 06129 Folio 00216. → JOINTLY W/ WIFE

6. Contract Contingency:

\$ 19789 / DDSS → SOLE OWNERSHIP

(a) There is ___ is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}: N/A

(ii) The purpose, nature, and effect of the contract are: N/A

7. Agency:

- (a) The applicant is _____ is not acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: N/A

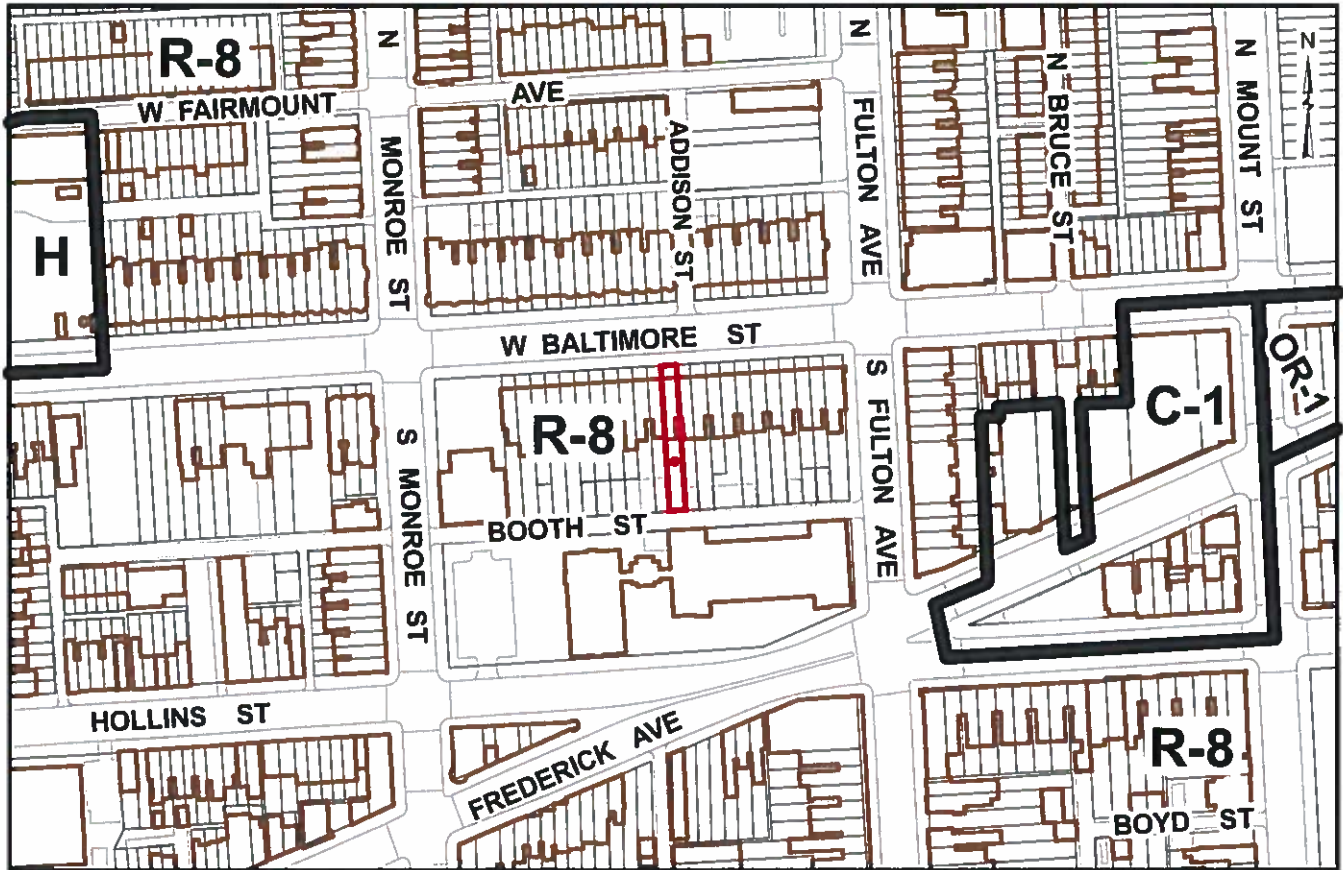
AFFIDAVIT

I, OSCAR BLACKIE, 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.

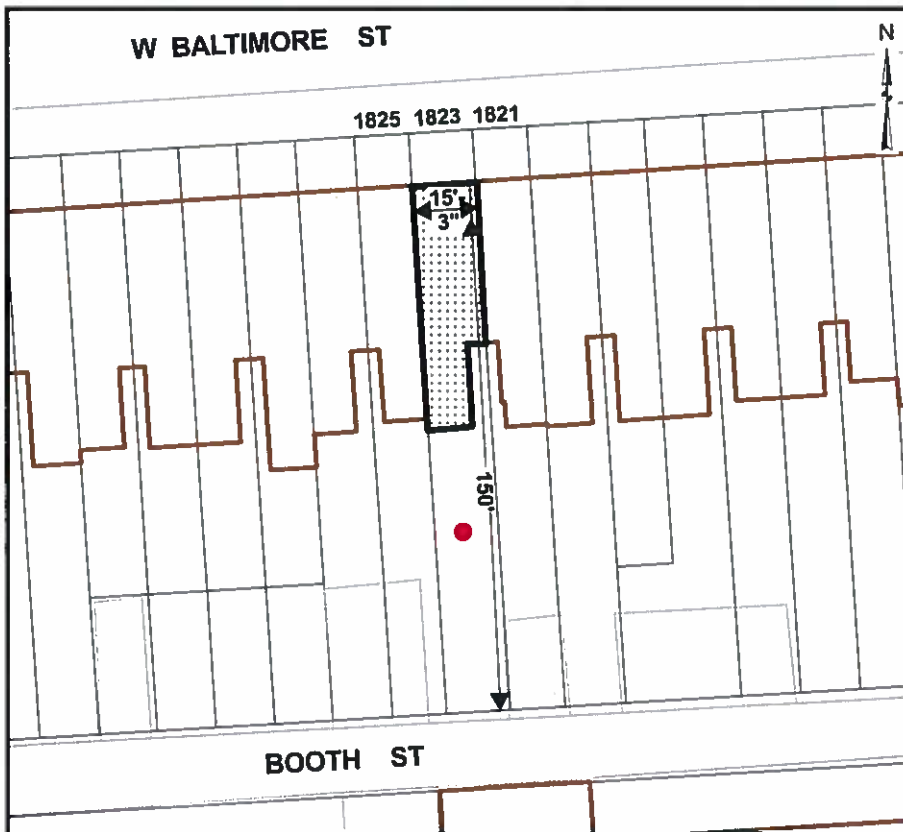

Applicant's signature

4/10/2018
Date

**SHEET NO. 54 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



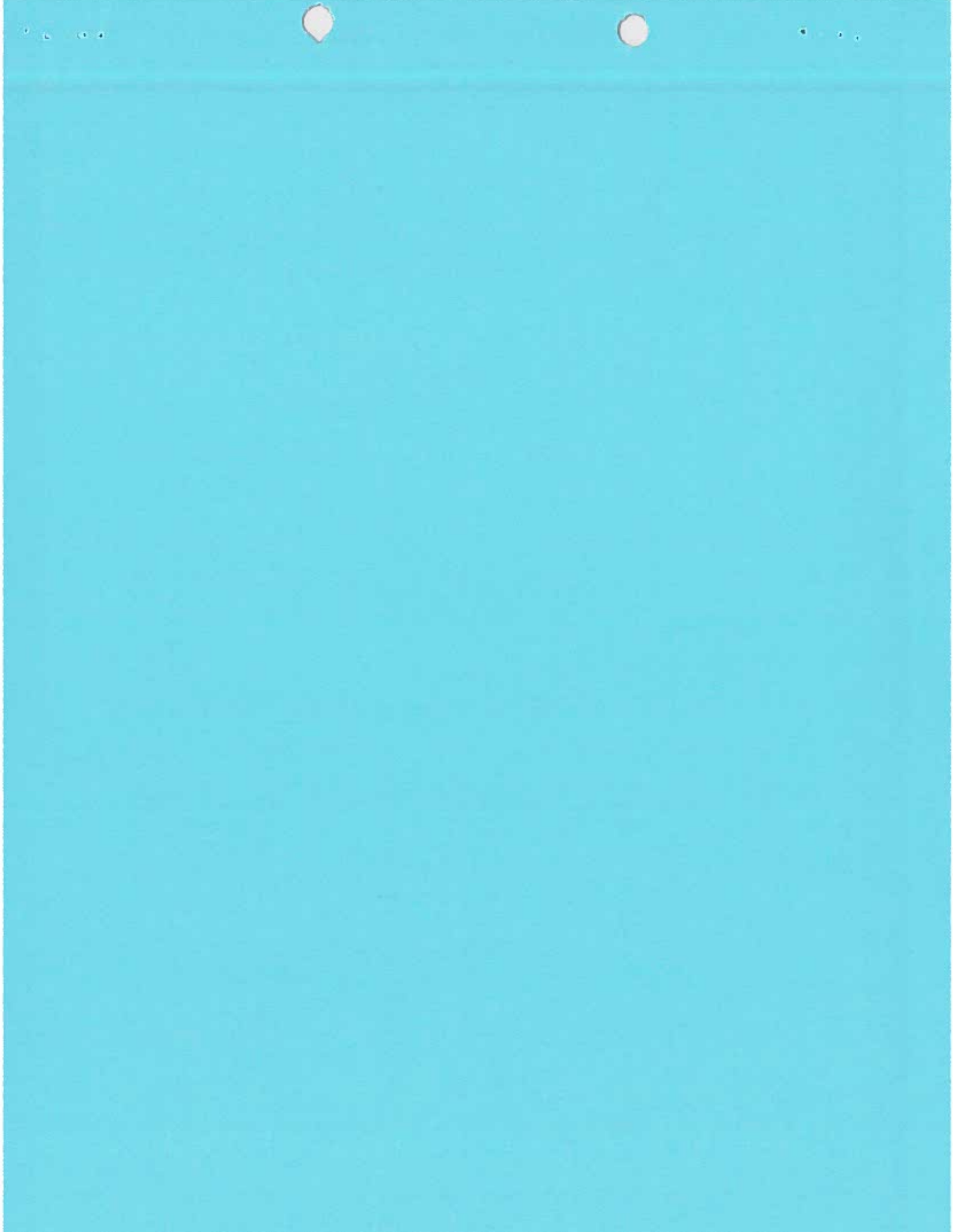
Note:

In Connection With The Property Known As No. 1823 WEST BALTIMORE STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 19 SECTION 7
BLOCK 208 LOT 12

MAYOR

PRESIDENT CITY COUNCIL



ACTION BY THE CITY COUNCIL

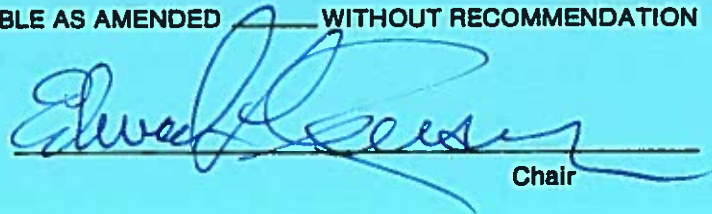
APR 16 2018

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON November 14, 20 18

COMMITTEE REPORT AS OF November 19, 20 18

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

NOV 19 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ DEC 03 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

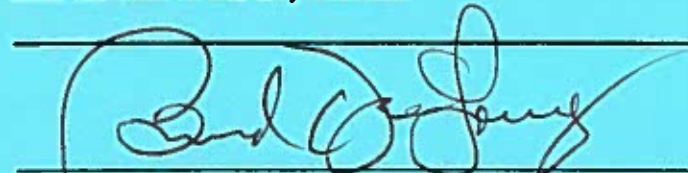
THIRD READING (ENROLLED) _____ 20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

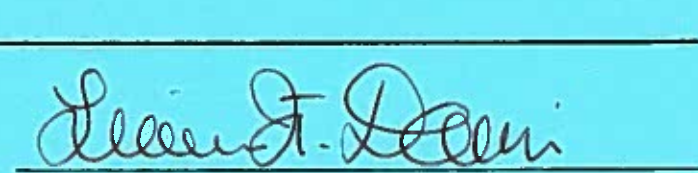
THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk