

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

FINDINGS OF FACT

City Council Bill No. 22-0203

MOTION OF THE CHAIR OF THE COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT, 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:

Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units in the R-8 Zoning District - 2223 Callow Avenue

- (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:**

Establishment, location, construction, maintenance or operation of a multi-family dwelling at 2223 Callow Avenue, would not be detrimental to or endanger public health, safety, or welfare.

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

The proposed use is not precluded by any other law, including an Urban Renewal Plan.

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

Use of this property for a multi-family dwelling is not otherwise in any way contrary to the public interest.

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

The authorization, would be in harmony with the purpose and intent of the Zoning Code.

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 site, including its size and shape, is appropriate for the proposed use.

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

There would be no change to traffic patterns if this use would be authorized.

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

This area was developed in the final decade of the 19th Century and first three decades of the 20th Century, and its architecture reflects some dramatic changes in consumer choices of housing that happened in that span of time. During the mid-20th Century there was much conversion of single-family dwellings to multi-family dwellings in Reservoir Hill.

Residential uses range from single-family attached housing of various sizes to small and large apartment houses, including twin high-rise public housing buildings for the elderly and disabled on the north edge of Reservoir Hill along Druid Park Lake Drive. In the southeast of the community is the redevelopment site known as Madison Park North, where new townhouses are now being planned. Some vacant land in Reservoir Hill is being used for urban farming.

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

There are scattered religious, institutional, and small-scale commercial uses in the area.

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

There is adequate accessibility for emergency vehicles accessibility of light and air to the premises and to the property in the vicinity.

- (6) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

There are adequate utilities, roads, drainage, and other necessary facilities.

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

The Reservoir Hill Historic District was certified to the National Register of Historic Places on December 23, 2004. This portion of Reservoir Hill retained its R-8 zoning during the comprehensive rezoning mapping process associated with the effective date of the current

Zoning Code on June 5, 2017. The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.

- (8) the character of the neighborhood;

Approval of the proposed use as a multi-family dwelling would not affect the existing character of the neighborhood.

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

The proposed use is consistent with the City's Comprehensive Master Plan.

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

The proposed use is not prevented or limited by any Urban Renewal Plan.

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

The proposed use meets all applicable standards and requirements of the Zoning Code.

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

Multi-family use would meet all applicable standards and requirements of the Zoning Code.

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

The proposed use is consistent with any other matters that may be considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated April 29, 2022, which included the Department of Planning Staff Report, dated April 28, 2022.

[X] Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Hilary Ruley, Law Department
- Liam Davis, Department of Transportation
- Nina Themelis, Mayor's Office of Governmental Relations

Written:

- Planning Commission, Agency Report – Dated April 29, 2022, which included the Department of Planning's Staff Report – Dated April 28, 2022,
- Department of Transportation, Agency Report – Dated August 5, 2022
- Board of Municipal and Zoning Appeals, Agency Report – April 18, 2022
- Law Department, Agency Report – Dated July 27, 2022
- Department of Housing and Community Development, Agency Report – Dated August 9, 2022
- Baltimore Development Corporation, Agency Report – Dated June 8, 2022
- Parking Authority, Agency Report – April 7, 2022
- Fire Department, Agency Report – March 14, 2022

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes