



## **BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE**

### ***Mission Statement***

*On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.*

**The Honorable Ryan Dorsey**

**CHAIR**

**PUBLIC HEARING**

**June 26, 2025**

**9:00 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

***Bill:25-0041***

***Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue***

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Sharon Green Middleton  
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*Staff: Paroma Nandi (410-396-0271)*

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*Staff: Juliane Jemmott (410-396-1268)*

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Ryan Dorsey  
Sharon Green Middleton  
Paris Gray  
*Staff: Ethan Navarre (410-396-1266)*



**Meeting: Legislative Oversight Hearing**

**Committee: Land Use & Transportation**

**Bill # 25-0041**

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**Title: Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue**

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**Purpose:** For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2628 Edmondson Avenue, as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

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**REPORTING AGENCIES**

| Agency  | Report                         |
|---|--------------------------------|
| City Solicitor                                  | Approved for form & legality   |
| Planning Commission                             | Favorable with recommendations |
| Department of Housing and Community Development | Favorable                      |

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**BACKGROUND**

**Case Law**

Article31- Zoning, Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f), 16-203, and 16-602 (Table 16-406) Baltimore City Revised Code (Edition 2000).

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

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

To grant a variance, the City Council must find that, “because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or particular difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.”

The City Council must also make seven other findings:

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

### ***Bill Summary***

This bill grants permission for the conversion of a single-family dwelling at 2628 Edmondson Avenue into a three-unit residential property within the R-7 zoning district. The bill also requests variances from certain bulk regulations and off-street parking requirements.

The Department of Planning recommends approval of Council Bill 24-0481, subject to the following conditions:

1. The applicant shall provide a signed and sealed floor plan demonstrating the layout of each unit prior to permit approval.
2. The applicant shall ensure the building meets all applicable Building Code requirements for multi-family dwellings.
3. The applicant shall comply with all zoning and licensing requirements for short-term rental use if applicable.

### ***Variances***

The Planning staff reports that the bill requires two zoning variances for the proposed conversion of the property at 2628 Edmondson Avenue:

1. A lot area variance is required because the existing parcel does not meet the minimum lot size for three-dwelling units in the R-7 zoning district. The lot is approximately 1,575 square feet, whereas the zoning code requires 2,250 square feet, resulting in a 30% variance.
2. A variance is needed for off-street parking, as the property does not have access to an alley or a lot configuration that would allow for on-site parking. However, the Planning Commission recommended removing this variance, citing the site's proximity to public transit and the availability of on-street parking in the area.

### ***Support***

The Rosemont Homeowners & Tenants Association submitted a letter of support, stating that the bill will help revitalize vacant properties and improve the quality of life for residents in the neighborhood.

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### ***ADDITIONAL INFORMATION***

**Fiscal Note:** This bill should have no fiscal impact.

**Information Source(s):** Reporting Agencies, Bill 25-0041 1st reader.

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Analysis by: Juliane Jemmott  
Analysis Date:6/17/2025

Direct Inquiries to: (410) 396 - 1268

**CITY OF BALTIMORE**  
**COUNCIL BILL 25-0041**  
**(First Reader)**

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Introduced by: Councilmember Bullock

At the request of: Melanie Maurice

Address: 3905 SE 191<sup>st</sup> Avenue

Vancouver, WA 98683

Telephone: (503) 412-8967

Introduced and read first time: March 24, 2025

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units**  
3 **in the R-7 Zoning District – Variances – 2628 Edmondson Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
5 dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2628  
6 Edmondson Avenue, as outlined in red on the accompanying plat; granting variances  
7 regarding certain bulk regulations (lot size area) and off-street parking requirements; and  
8 providing for a special effective date.

9 BY authority of

10 Article 32 - Zoning

11 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 9-703(f),

12 16-203, and 16-602 (Table 16-406)

13 Baltimore City Revised Code

14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16 permission is granted for the conversion of a single-family dwelling unit on the property known  
17 as 2628 Edmondson Avenue, as outlined in red on the plat accompanying this Ordinance, in  
18 accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition  
19 that the building complies with all applicable federal, state, and local licensing and certification  
20 requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
23 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk  
24 and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units in  
25 the R-7 Zoning District is 2,775 square feet and the existing lot area size is approximately 1,955  
26 square feet.

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

## Council Bill 25-0041

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
2 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
3 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
4 off-street parking.

5       **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
6 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
7 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
8 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
9 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
10 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
11 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
12 the Zoning Administrator.

13       **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
14 enacted.



# **Baltimore City Council**




## **Land Use & Transportation**

### **Committee**

**Bill: 25-0041**

**Title: Zoning – Conditional Use Conversion  
of Single-Family Dwelling Unit to 3  
Dwelling Units in the R-7 Zoning District –  
Variances – 2628 Edmondson Avenue**

## **Agency Reports**

|      |                       |  |   |  |
|------|-----------------------|--|---|--|
| FROM | NAME & TITLE          | CHRIS RYER, DIRECTOR   | CITY of<br>BALTIMORE<br><br><b>MEMO</b> |  |
|      | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING<br>8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET   |   |  |
|      | SUBJECT               | City Council Bill #25-0041 / Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue |   |  |

TO

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

DATE:

May 19, 2025

At its regular meeting of May 15, 2025, the Planning Commission considered City Council Bill #25-0041, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2628 Edmondson Avenue, as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #25-0041 and adopted the following resolution, with seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0041 be **amended and approved** by the City Council with an amendment to strike the off-street parking variance granted in Section 3 of the bill.

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

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable John Bullock, Council Rep. to Planning Commission  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Hilary Ruley, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Luciano Diaz, DOT  
Ms. Nancy Mead, Council Services  
Ms. Melanie Maurice



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Chris Ryer  
Director

**May 15, 2025**

**REQUEST:** City Council Bill #25-0041/ Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to three dwelling units in the R-7 Zoning District on the property known as 2628 Edmondson Avenue, as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot area) and off-street parking requirements; and providing for a special effective date.

**RECOMMENDATION:** Adopt findings and approve with the following amendment:

- Strike the off-street parking variance granted in Section 3 of the bill.

**STAFF:** Justin Walker

**PETITIONER:** Melanie Maurice

**OWNER:** Melanie Maurice & Kyle Maurice

#### **SITE/GENERAL AREA**

Site Conditions: 2628 Edmondson Avenue is located on the north side of the street, approximately 110' east of the intersection with Claymont Avenue. This property measures approximately 23' by 85' and is currently improved with a three-story building occupying nearly the entire lot. This site is zoned R-7 and is located within the West Baltimore MARC Station TOD Plan area.

General Area: The site is located in the Mosher neighborhood statistical area on the west side of the city. It is situated immediately west of Helen Mackall Park and approximately 0.4 miles from the West Baltimore MARC Station. The property is an end-of-row rowhouse within a group of six homes. The subject property, along with most of the other houses in the group, is currently vacant and in need of repair.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

## CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Residential: Higher Density group in the General Land Use Plan. This proposed development conforms to that designation.

In addition to aligning with the General Land Use Plan, the proposed development is consistent with the area master plan—the West Baltimore MARC Station Transit-Oriented Development (TOD) Plan. This plan calls for increased density close to the MARC Station to better leverage the potential of the transit system by providing more people with convenient access to the station, which also serves as a major bus hub. The plan further emphasizes the importance of offering a diversity of housing types while respecting the neighborhood's character and aesthetic. No exterior design changes to the building are proposed as part of this development.

## ANALYSIS

Background: The proposal involves the conversion of an existing single-family attached dwelling into three two-bedroom apartment units, bringing the property back into productive use. One unit is proposed for each floor of the structure. The owner intends to rent the units to low-income tenants through a voucher program. The building has been vacant and boarded for many years and is in need of extensive repair.

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

### Conditional Use Approval Standards:

#### **§ 5-406. Approval standards.**

##### *(a) Evaluation criteria.*

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

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

(b) *Limited criteria for denying.*

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

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Below is the staff's review of Article 32 – *Zoning*, §5-406 {“Approval standards”}: In staff's review of this request, there is no indication that the proposed conversion will negatively impact public health, safety, or welfare. Returning this structure to productive use will benefit the community by removing a long-vacant building and providing additional housing options. The site is not within an Urban Renewal Plan area, so no other law precludes this conversion. The proposal aligns with both the General Land Use Plan and the applicable area master plan.

Insufficient Lot Area: In this zoning district, multi-family dwellings require 1,100 square feet of lot area per dwelling unit (Table 9-401). In this case, for three dwelling units, 2,750 square feet of lot area is required. The lot only encloses 1,955 square feet and so does not meet this requirement.

Measurement of density: In the residential districts, the maximum number of permitted dwelling units on a lot is determined by dividing the total area of the lot by the lot area requirement that applies to the district in which the lot is located. On a lot with three or more dwelling units, a fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit (§15-302). As 2,750 square feet is required and 1,955 square feet is provided, a lot area variance of 29% is needed.

Variance Approval Standards:

**§ 5-308. Approval standards.**

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

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

(b) Other required findings.

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

- (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
- (2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
- (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
- (4) the variance will not:
  - (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or
  - (ii) substantially diminish and impair property values in the neighborhood;
- (5) the variance is in harmony with the purpose and intent of this Code;
- (6) the variance is not precluded by and will not adversely affect:
  - (i) any Urban Renewal Plan;

- (ii) the City’s Comprehensive Master Plan; or
- (iii) any Historical and Architectural Preservation District; and
- (7) the variance will not otherwise:
  - (i) be detrimental to or endanger the public health, safety, or welfare; or
  - (ii) be in any way contrary to the public interest.

Below is the staff’s review of Article 32 – *Zoning*, §5-308 {“Approval standards”}: Staff finds that the requested variance conforms to the standards outlined in §5-308. The subject property is an end-of-unit rowhouse with three existing entrances—a condition not present on the other structures in the row. Granting the lot area variance will allow for the creation of one dwelling unit on each floor of the building, making efficient use of the existing layout. The variance will not be injurious to the use or enjoyment of surrounding properties. Additionally, it is consistent with the intent of the Zoning Code, the General Land Use Plan, and the applicable area master plan.

Staff notes that CCB #25-0006 was recently adopted by the City Council and signed by the Mayor on May 1<sup>st</sup>. This bill removes the requirement for minimum gross floor area based on the number of bedrooms. It also exempts any residential property with three units or fewer from parking requirements. This is why staff recommends an amendment to strike the parking variance from the bill. The bill has a 30-day waiting period before taking effect and so will become effective on June 1, 2025. By the time this bill is heard in the Land Use and Transportation Committee, those new provisions will have taken effect.

Equity:

This project supports equitable development by providing three new housing units in a TOD area, increasing housing options near transit without displacing residents. It aligns with the Comprehensive Plan and the area’s land use goals, and it will return a vacant building to productive use. The project has received a letter of support from the local community association, reflecting community alignment.

Notification: The Rosemount Homeowners and Tenants Association have been notified of this action and provided a letter of support.



**Chris Ryer**  
**Director**

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**CITY OF BALTIMORE**

**BRANDON M. SCOTT,**  
Mayor



**DEPARTMENT OF LAW**  
**EBONY M. THOMPSON,**  
CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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May 27, 2025

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

Re: City Council Bill 25-0041 – Zoning – Conditional Use Conversion of Single-Family  
Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628  
Edmondson Avenue

Dear President Cohen, Vice President Middleton, and Members of the Council:

The Law Department reviewed City Council Bill 25-0041 for form and legal sufficiency. The bill would permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2628 Edmondson Avenue, and grant variances regarding certain bulk regulations (lot size area) and off-street parking requirements. The ordinance would take effect on the date of its enactment.

#### Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-7 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(b). The current version of the Section 9-703(b) of Article 32 of the City Code requires that the existing dwelling must: (i) be a structure originally constructed as a single-family dwelling; and (ii) have 1,500 square feet or more in gross floor area, not including any basement area. On May 1, 2025, the Mayor signed City Council Bill 25-0006 which takes effect 30 days after enactment on May 31, 2025. By the hearing date for this bill on June 26, the requirements in § 9-703(b) will have been removed from the Zoning Code.

In making the required findings, the City Council must be guided by fourteen “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(a).

### Variance Standards

To grant a variance, the City Council must find that, “because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.” Baltimore City Code, Art. 32, § 5-308(a). The City Council must also make seven other findings:

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

Baltimore City Code, Art. 32, § 5-308(b). Council Bill 25-0006 removed the standard of unnecessary hardship and the required finding that the conditions on which the application is based are unique to the property. As noted above, those changes will become effective on May 31. It is important to note that all of these criteria must be found, in addition to a finding of practical difficulty. Baltimore City Code, Art. 32, § 5-308(a).

### Planning Commission Recommendations

The Planning Commission accepted the Planning Staff recommendation and recommended approval of this bill with an amendment to remove the requested variance for required off-street parking. Council Bill 25-0006, which will take effect May 31, removed the requirements for off-street parking for conversions of single family dwellings to multiple units. The Law Department agrees with the recommended amendment. Council Bill 25-0041 also contains a variance for lot



size, which remains a requirement under the Zoning Code after the requirements of Council Bill 25-0006 take effect.

The Council Bill 25-0041 notes that the minimum lot size requirement for 3 dwelling units in the R-7 Zoning District is 2,775 square feet, and the lot area size is approximately 1,955 square feet. The Planning Staff Report states that the required lot size is 2,750 square feet and that a lot variance of 29% is required. The Planning Staff Report contains an explanation of the required square footage calculation. Assuming the Staff Report is correct, the Council Bill should be amended on page 1, line 25 to remove the reference to 2,775 square feet and replace it with 2,750 square feet.

The subject property is located “in the Mosher neighborhood statistical area on the west side of the city. It is situated immediately west of Helen Mackall Park and approximately 0.4 miles from the West Baltimore MARC Station.” The property is an end-of-group, vacant rowhome in a group of other mostly vacant rowhomes in disrepair. The Planning Staff Report notes that the site is not within an urban renewal plan area and the conversion is not precluded by existing law.

The Staff Report contains findings required for approval of a conditional use and for granting a variance. The Report contains an analysis of the equity considerations relating to the proposed conversion of the dwelling to three units. The Staff Report notes that conversion of the vacant dwelling “will return a vacant building to productive use. The project has received a letter of support from the local community association, reflecting community alignment.”

#### Hearing Requirements

Certain procedural requirements apply to this bill beyond those discussed above because an ordinance that authorizes a conditional use or a variance 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 a 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 for variances have been met. Assuming the amendments required by Planning and Law are made, the required findings are made at the hearing, and all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,



Michele M. Toth  
Assistant Solicitor

Cc: Ebony Thompson  
Ethan Hasiuk  
Ty’lor Schnella  
Shamoyia Gardiner

Hilary Ruley  
Jeff Hochstetler  
Ashlea Brown  
Desiree Luckey  
Ahleah Knapp



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

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

Ref: 2628 Edmondson Avenue

Date: September 11, 2024

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

Convert existing premises into three dwelling units - R-7 Zoning District

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

- For three dwelling units, at least two off-street parking space is required. The rear of the lot does not appear to be able to accommodate the required off-street parking spaces, therefore, a variance will be needed. (Subsection 9-703(f), Table 16-406)
- The required lot area for three dwelling units is 2,775 square feet. The existing lot is approximately 1,955 square feet. (Subsection 9-703(d), Table 9-401). Therefore a variance will be needed.

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

Respectfully,

Geoffrey M. Veale  
Zoning Administrator

cc: Department of Legislative Reference  
Melanie Maurice, Applicant  
Councilmember John Bullock  
Department of Planning



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

|                |   |
|----------------|---|
| <b>TO</b>      | The Honorable President and Members of the Baltimore City Council   |
| <b>FROM</b>    | Alice Kennedy, Commissioner, Housing and Community Development  |
| <b>CC</b>      | Mayor's Office of Government Relations  |
| <b>DATE</b>    | June 20th, 2025   |
| <b>SUBJECT</b> | 25-0041 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue |

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0041 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2628 Edmondson Avenue, as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0041 would convert a single-family dwelling on the property known as 2628 Edmondson Avenue into 3 dwelling units within the R-7 Zoning District while granting a variance for lot size and off-street parking. If approved, this Bill will take effect on the date of its enactment.

**SUMMARY OF POSITION**

At its regular meeting of May 15<sup>th</sup>, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that conditional use conversions are allowed within the R7 zoning district and that such a use would be in alignment with the Comprehensive Master Plan's designation of the area as "Higher Density." The Commission also noted that the current owner of the property intends to rent the units to low-income tenants through a voucher program and that the building has been vacant for many years.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. This conditional use conversion may benefit the Mosher community by returning a vacant building to productive use and increasing diverse affordable housing opportunities within the community.

### **FISCAL IMPACT**

As drafted, this Bill would have minimal fiscal impact on DHCD.

### **AMENDMENTS**

DHCD supports the Planning Commission's amendments striking the off-street parking variance granted in Section 3 of the Bill.

# **Baltimore City Council**



## **Land Use & Transportation**

### **Committee**

**Bill: 25-0041**

**Title: Zoning – Conditional Use Conversion  
of Single-Family Dwelling Unit to 3  
Dwelling Units in the R-7 Zoning District –  
Variances – 2628 Edmondson Avenue**

## **Additional Materials**





To Whom it May Concern:

# NOTICE

Notice is hereby given by the Baltimore City Planning Commission that a Public Hearing has been scheduled for the following project:

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 25-0041**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0041 on Thursday, June 26, 2025, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

**Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2628 Edmondson Avenue, as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and offstreet parking requirements; and providing for a special effective date.

**Applicant: Melanie Maurice**

To review plans, contact the Baltimore City Department of Planning at (410) 396-PLAN.



Chris Reed, Director of Planning  
Sean D. Davis, Chairman, Planning Commission







## Rosemont Homeowners & Tenants Association

2315 Laurretta Avenue / Baltimore, Maryland 21223

February 21, 2025

Ms. Melanie Maurice  
2628 Edmondson Avenue  
Baltimore, Maryland 21223

Dear Ms. Maurice,

On Saturday, February 8, 2025, the residents of the Rosemont community held our monthly meeting at 2:00 pm at Perkins Square Baptist Church (2500 Edmondson Avenue).

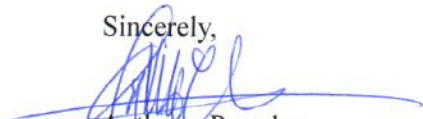
The vote for community approval of your plans for the property listed as 2628 Edmondson Avenue was met with a few questions.

After discussion, the community residents unanimously voted to approve the development plans. Your brother, Mr. Melvin Routh, was a very good representative and made a great presentation to the community. We are pleased that you are investing in Rosemont.

Please do not hesitate to reach out to the community for any additional information or support you may need. I can be reached by email at [anthonypressley197@gmail.com](mailto:anthonypressley197@gmail.com) or on my mobile at 240-586-2941.

We look forward to improving the quality of life in Rosemont with your support.

Sincerely,



Anthony Pressley  
President

cc: Marlon Clary, Vice President