

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT 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:

City Council Bill No. 25-0072

Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units Each in the R-8 Zoning District – 1703 and 1709 Edmondson 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:**
 - Staff reporting on this found that the proposed use would not be detrimental or endanger the public health.
2. the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
 - The subject property is not located in an area or subject to any law that would preclude this use.
3. the authorization **would not** be contrary to the public interest **for the following reasons:**
 - The proposed use would not be contrary to the public interest and has received support from a local community organization.
4. the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
 - Staff finds that this use would be in harmony with the Code. In its equity consideration the Planning Department has found that this use could help improve the quality of life for residents of the area by returning the property to a productive use.

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

1. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 - This property is located in the Harlem Park neighborhood, immediately north of Harlem Inner Block Park V. Both lots measure 16 feet by 98 feet and are improved with three-story

- structures. Each site has a last authorized use as a single-family attached dwelling. The surrounding block of rowhomes is largely vacant with only a few occupied homes remaining, and many dwellings show varying levels of disrepair. Directly across the street stands Harlem Gardens, a multi-family building containing 94 dwelling units.
2. the resulting traffic patterns and adequacy of proposed off-street parking and loading;
 - Staff found no predictable change to the traffic flow that would result from the approval of this use.
 3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
 - This is a primarily residential, characterized by a block of mostly vacant rowhomes with a few remaining occupied dwellings in varying states of disrepair. Across Edmondson Avenue is Harlem Gardens, a multi-family building containing 94 dwelling units. Limited non-residential uses exist nearby, including small commercial spaces and community facilities along Edmondson Avenue. The properties are located within the West Baltimore MARC Station Transit-Oriented Development Plan area and the Harlem Park neighborhood, where ongoing disinvestment may affect present and future development but does not preclude residential rehabilitation or redevelopment consistent with the R-8 zoning.
 4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
 - There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering.
 5. accessibility of the premises for emergency vehicles;
 - There is adequate accessibility of the premises for 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 provided.
 8. the preservation of cultural and historic landmarks and structures;

- The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures

9. the character of the neighborhood;

- This site is located in the Harlem Park neighborhood within the West Baltimore MARC Station Transit-Oriented Development Plan area. The character of the neighborhood is predominantly residential, defined by traditional rowhouses, many of which are vacant or in varying states of disrepair, with a few still occupied. A notable nearby feature is Harlem Gardens, a multi-family residential building containing 94 units, reinforcing the area's residential identity.

10. the provisions of the City's Comprehensive Master Plan;

- The proposed use is consistent with the Comprehensive Master Plan for Baltimore.

11. the provisions of any applicable Urban Renewal Plan;

- The site is not located within an Urban Renewal Plan area and no other regulations preclude the proposed conversion.

12. all applicable standards and requirements of this Code;

- The proposed use would meet all applicable standards and requirements of the Zoning Code.

13. the intent and purpose of this Code; and

- The proposed use is consistent with the intent and purpose of the Zoning Code.

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

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

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated June 30, 2025 including the Department of Planning Staff Report, dated June 13, 2025.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Michelle Toth – Law Dept
- Eric Tiso – Planning Dept
- Jason Wright – DHCD

Written:

- Law Department, Agency Report – Dated August 25, 2025
- Department of Housing and Community Development, Agency Report – Dated September 19, 2025

COMMITTEE MEMBERS VOTING IN FAVOR

Ryan Dorsey, Chair
Sharon Green Middleton
Mark Parker
Paris Gray
John Bullock
Zac Blancahrd