

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. 23-0454

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1022 West Lanvale 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:**
 - 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 on the north side of the street, approximately halfway between its intersections with Fremont Avenue and Arlington Avenue. It is currently improved with a three-story attached dwelling measuring approximately 18' by 67' on

a lot measuring approximately 18' by 107'. This structure was built in the middle of the 19th Century as a single-family residential property. The site is zoned R-8 and is on the eastern side of the Harlem Park community.

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 area, with scattered non-residential uses such as religious institutions and small street-corner commercial uses located several blocks in either direction along Arlington Avenue and along Edmondson Avenue which parallels Lanvale Street two blocks to its south. This property is in the Harlem Park II Urban Renewal Plan Area and the Old West Baltimore National Register Historic District.
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 part of the Harlem neighborhood and the Old West Baltimore Historic District. It is primarily residential in nature.
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 proposed use is not prevented or limited by any Urban Renewal Plan.
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 February 9, 2024, including the Department of Planning Staff Report, dated February 8, 2024.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Elena DiPetro – Law Dept
- Jason Wright – DHCD
- Eric Tiso – Planning Dept
- Sean Eames – Fire Dept
- Nina Themelis – Office of Government Relations
- Tom Whelly – Baltimore Development Corporation
- Luciano Diaz – Dept of Transportation
- Kris Misage – Parking Authority

Written:

- Department of Transportation, Agency Report – Dated June 16, 2023
- Board of Municipal and Zoning Appeals, Agency Report – Dated December 6, 2022
- Law Department, Agency Report – Dated March 26, 2023
- Department of Housing and Community Development, Agency Report – Dated March 28, 2023
- Baltimore Development Corporation, Agency Report – Dated March 15, 2023
- Parking Authority, Agency Report – Dated January 3, 2023

COMMITTEE MEMBERS VOTING IN FAVOR

Sharon Green Middleton, Chair
John Bullock
Ryan Dorsey
Mark Conway
Odette Ramos
Robert Stokes