



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0617

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1801 Hollins Street

Sponsor: Councilmember Bullock

Introduced: September 21, 2020

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 1801 Hollins Street (Block 0225, Lot 001), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area size) and off-street parking requirements.

Effective: The 30th day after the date it is enacted

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	
Fire Department	
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406). Baltimore City Revised Code (Edition 2000).

Background

The bill would authorize the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1801 Hollins Street. The bill would also grant variances from the lot area size and off-street parking requirements of the Zoning Code.

The property is located at the intersection of Hollins Street and Frederick Avenue, and is currently improved with a three-story semi-detached triangular-shaped dwelling that occupies the entire lot. The property measures approximately 50' along Hollins Street, 10' at its narrowest overlooking the intersection of Hollins Street and Frederick Avenue, and 25' at its widest where it adjoins another improved property known as 1801 ½ Hollins Street. The structure, built in the second half of the 19th Century, is now a residential rental property.

The property is located at the eastern end of a triangle of land bounded by Hollins Street on its north, Monroe Street on its west, and Frederick Avenue on its south. The site is at the southwestern extremity of the Franklin Square community. The area is residential mixed-use, with scattered uses such as religious institutions and small commercial uses found several blocks in either direction along Frederick Avenue and along Monroe Street.

The bill contains two variances necessary for the proposed use. First, it includes a variance from the minimum lot area requirement of the Zoning Code. Conversion of a single-family dwelling property in the R-8 District requires 750 square feet of lot area per dwelling unit. A lot area of 1,500 square feet is thus required for the proposed use. This lot is approximately 875 square feet. The variance amounts to approximately 41 percent of the Zoning Code requirement.

Second, the bill includes a variance from the off-street parking requirement of the Zoning Code. The Code requires one additional off-street parking space to serve the newly created dwelling unit. The property cannot provide any off-street parking spaces because the existing structure covers the entire lot.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 20-0617.

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