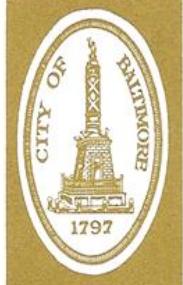


FROM	<p>NAME & TITLE</p> <p>Eric W. Tiso, Director of Development Oversight and Project Support</p>	<p>CITY of BALTIMORE</p> <p>MEMO</p>
AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street	
SUBJECT	City Council Bill #25-0098/ Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 227 South Washington Street	

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

DATE: October 31, 2025



At its regular meeting of October 30, 2025, the Planning Commission considered City Council Bill #25-0098, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 2 dwelling units on the property known as 227 South Washington Street (Block 1756, Lot 077), as outlined in red on the accompanying plat; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #25-0098, and adopted the following resolution:

RESOLVED, That the Planning Commission finds, in accordance with §5-406 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, therefore recommends that City Council Bill #25-0098 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Mr. Justin Williams, BMZA
Mr. Geoffrey Veale, Zoning Administrator
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszyński, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services
Mr. James Gibbons, Applicant



PLANNING COMMISSION

Brandon M. Scott
Mayor

Jon Laria, Chair; Eric Stephenson, Vice Chair



STAFF REPORT

Tim Keane
Director

October 30, 2025

LEGISLATION: City Council Bill #25-0098/ Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 227 South Washington Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 2 dwelling units on the property known as 227 South Washington Street (Block 1756, Lot 077), as outlined in red on the accompanying plat; and providing for a special effective date.

SUMMARY OF REQUEST: CCB#25-0098 would authorize, via conditional use, the conversion of a single-family dwelling into a two-dwelling-unit multifamily dwelling. Per § 9-701 of the Zoning Code, residential conversions from single-family to multifamily use in the R-8 district must be approved by ordinance of the Mayor and City Council.

RECOMMENDATION: Adopt findings and approve

STAFF: Justin Walker

PETITIONER: James Gibbons

OWNER: James Gibbons

COUNCIL DISTRICT: 13

SITE/GENERAL AREA

Site Conditions: 227 South Washington Street is located on the east side of the street, approximately 300' south of the intersection with East Pratt Street. This property measures approximately 15' by 105' and is currently improved with a three-story building measuring approximately 15' by 75'. This site is zoned R-8.

General Area: The subject property is located in the Upper Fells Point neighborhood. The surrounding blocks are predominantly zoned R-8 and contain rowhouse dwellings. The property is approximately 0.25 miles west of Patterson Park.

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.

APPLICANT'S PROPOSAL AND CODE CONTEXT:

The proposed conversion would change the single-family dwelling into two apartments, one containing one bedroom and the other containing three bedrooms. The units will measure approximately 830 and 1,310 square feet, respectively. The conditional use is required under § 9-701 of the Zoning Code. The property does not require any variances for approval, as the lot contains 1,575 square feet, meeting the minimum lot area requirement of Table 9-401 for two units. The property is exempt from off-street parking requirements per § 16-601(b)(1).

CONDITIONAL USE:

§ 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 or the City Council 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.

ANALYSIS AND RECOMMENDATION:

As noted above, for Conditional Uses, the Board of Municipal and Zoning Appeals or the City Council must consider the following, where appropriate. Staff's assessment follows each of these criteria.

§ 5-406 (a) Evaluation criteria:

The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; The proposed site meets the minimum lot area requirements of the Zoning Code as outlined in Table 9-401. The rowhouse structure is sufficient to accommodate two dwelling units of reasonable size.

The resulting traffic patterns and adequacy of proposed off-street parking and loading;

The addition of a single dwelling unit is not anticipated to impact local traffic patterns, and the project is exempt from the off-street parking requirements of Table 16-406, per § 16-601(b)(1) of the Zoning Code.

The nature of the surrounding area and the extent to which the proposed use might impair its present and future development; The alterations to the building will be limited to the interior and are not anticipated to have any meaningful impact on present or future development in the area.

The proximity of dwellings, churches, schools, public structures, and other places of public gathering; There are no public institutions in close proximity to the subject property, and the addition of a single dwelling unit is not expected to have any impact on such uses.

Accessibility of the premises for emergency vehicles; The site will remain accessible to emergency vehicles and personnel.

Accessibility of light and air to the premises and to the property in the vicinity; The alterations will be limited to the interior of the building; therefore, no impact on light or air to adjacent properties is anticipated.

The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; The site is sufficiently served by roadways and utilities to accommodate the addition of one dwelling unit.

The preservation of cultural and historic landmarks and structures; The site is not located within a CHAP district and not impact of cultural or historic landmarks is anticipated.

The character of the neighborhood; The exterior of the structure will remain unchanged and will have no impact on the character of the neighborhood.

The provisions of the City's Comprehensive Master Plan; Nothing in the City's Comprehensive Master Plan prevents this action. The proposal furthers the Plan's goal of providing a diverse range of housing options.

The provisions of any applicable Urban Renewal Plan; The site is not located within an Urban Renewal Plan area.

All applicable standards and requirements of this Code; The proposal meets all requirements and standards of the Zoning Code.

The intent and purpose of this Code; and Any other matters considered to be in the interest of the general welfare. The request is consistent with the intent and purpose of the Zoning Code.

§ 5-406 (b) Limited criteria for denying:

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;

Staff finds no reason why the addition of one dwelling unit to the property would be detrimental to or endanger the public health, safety, or welfare.

The use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan; The conversion is not precluded by any other law or Urban Renewal Plan.

The authorization would not be contrary to the public interest; and Staff finds no reason why the authorization would be contrary to the public interest.

The authorization would be in harmony with the purpose and intent of this Code. The authorization meets the standards set forth in § 9-701 and all bulk and yard requirements of the Zoning Code.

RECOMMENDATION: Staff therefore recommends that the Planning Commission adopt these findings and recommend the bill favorably, with respect to the conditional use.

EQUITY:

The proposed conversion supports equitable housing outcomes by allowing an additional dwelling unit within an existing structure in Upper Fells Point. The project contributes to housing choice and affordability by providing an additional unit without altering the exterior of the building or impacting neighborhood character. This type of small-scale density increase aligns with the goals of the *Our Baltimore* Comprehensive Plan to promote diverse housing opportunities and support the reuse of existing buildings throughout the city.

NOTIFICATION: Notice of this action was provided through the required on-site posting as well as distribution via GovDelivery. The Fells Prospect Community Association was notified of this project and provided a letter of support.



Tim Keane
Director