


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CCB #14-0419 / Zoning – Conditional Use Conversion of a 2-Family Dwelling Unit to a 4-Family Dwelling Unit in the R-8 Zoning District – 100 South Stricker Street		

**TO**

DATE: September 5, 2014

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

At its regular meeting of September 4, 2014, the Planning Commission considered City Council Bill #14-0419, for the purpose of permitting, subject to certain conditions, the conversion of a 2-family dwelling unit to a 4-family dwelling unit in the R-8 Zoning District on the property known as 100 South Stricker Street, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0419 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #14-0419 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliope Parthemos, Chief of Staff  
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development  
 Mr. Leon Pinkett, Assistant Deputy Mayor  
 Ms. Angela Gibson, Mayor's Office  
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission  
 Mr. David Tanner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Sharon Daboin, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Natawna Austin, Council Services  
 Mr. William Adler, Owner



*Stephanie Rawlings-Blake*  
Mayor

**PLANNING COMMISSION**

*Wilbur E. "Bill" Cunningham, Chairman*

**STAFF REPORT**



*Thomas J. Stosur*  
Director

**September 4, 2014**

**REQUEST: City Council Bill #14-0419/ Zoning – Conditional Use Conversion of a 2-Family Dwelling Unit to a 4-Family Dwelling Unit in the R-8 Zoning District – 100 South Stricker Street**

For the purpose of permitting, subject to certain conditions, the conversion of a 2-family dwelling unit to a 4-family dwelling unit in the R-8 Zoning District on the property known as 100 South Stricker Street, as outlined in red on the accompanying plat.

**RECOMMENDATION:** Approval

**STAFF:** Martin French

**PETITIONER:** William Adler

**OWNER:** William Adler

**SITE/ GENERAL AREA**

**Site Conditions:** This property is located in the heart of the Union Square Historic District, opposite the southeast corner of Union Square. 100 South Stricker Street is approximately 21' by 150' (Block 246, Lot #46A), is currently improved with a three-story semi-detached dwelling measuring approximately 21' by 85', to which are attached four garages, and is on the southwest corner of the intersection with Lombard Street. The site is zoned R-8.

**General Area:** This is a predominantly residential area, with scattered uses such as religious institutions, schools, and small warehouses or commercial uses being farther from the Square. This structure, built in 1860, is one of the fully restored houses surrounding the historic Union Square gazebo and park. Seven blocks to the east is the B & O Railroad Roundhouse and Museum, and seven blocks to the south is Carroll Park, a major Baltimore City recreation amenity.

**HISTORY**

This property is located in the Union Square Historic District established by Ordinance 821 on June 2, 1970 and expanded by Ordinance 580 on November 17, 1977. The Union Square Historic District was certified to the National Register of Historic Places on September 15, 1983.

## **CONFORMITY TO PLANS**

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

## **ANALYSIS**

Project: The two-family dwelling and its attached garages cover all of the lot on which it sits. This legislation would permit the petitioner to renovate the existing structure into four dwelling units, extending the life of this original building. Adaptive re-use as a four-family dwelling would allow preservation of a part of Baltimore's historic architectural fabric while offering more affordable housing alternatives to persons living within the Southwest Baltimore area.

Zoning Analysis: The Zoning Code requires, for a property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §4-1106). A lot area of 2,625 square feet is required for two dwelling units. As this lot has 3,150 square feet, no variance of lot area is required. One off-street parking space is required to serve each newly-created dwelling unit. Since the garages provide four parking spaces, no parking variance is needed in order to meet this requirement. The maximum lot coverage permitted in the R-8 district is 60%. The existing combined structure covers approximately 100% of the lot, but a lot coverage variance would not be needed as the petitioner does not intend to enlarge the structure.

This property was previously authorized for use as a two-family dwelling in July 2011 (preceding June 2012 enactment of the current requirement for legislative action to authorize these conversions in R-7 and R-8 Zoning Districts) by Board of Municipal and Zoning Appeals approval of appeal no. 2011-360. The petitioner is seeking authorization to divide the three stories of the house into three dwelling units while continuing the separate use of the basement as an additional dwelling unit. The portion of the house above grade contains approximately 5,250 square feet, hence each proposed additional dwelling would contain over 1,700 square feet of gross floor area.

Conditional Use – Required findings: In accordance with §16-304 of the Zoning Code of Baltimore City, the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 14 {"Conditional Uses"} of the Zoning Code:

1. the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
2. the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization is not otherwise in any way contrary to the public interest; and
4. the authorization is in harmony with the purpose and intent of this article (§14-204).

The proposed use as a 4-family dwelling would be consistent with residential use in the area, and would enable continuing use of an important historic contributing structure in one of

Baltimore's most important historic districts. Exterior alterations of the dwelling, if required by fire, safety, and housing codes, would need approval by the Commission for Historical and Architectural Preservation.

Community Notification: Staff notified Communities Organized to Improve Life (COIL), Operation Reach Out Southwest (OROSW), and the Union Square Association of this matter.

A handwritten signature in blue ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with a large, stylized initial "T" and "S".

**Thomas J. Stosur**  
**Director**