


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0571/ ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES 730 EAST PRESTON STREET		

TO

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

DATE: August 23, 2024

At its regular meeting of August 22, 2024, the Planning Commission considered City Council Bill #24-0571, 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 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; 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 #24-0571, and adopted the following resolution, with seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #24-0571 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Ms. Drew Tildon, Esq.



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

**August 22, 2024**

**REQUEST:** City Council Bill #24-0571/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances 730 East Preston Street:

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 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** ReBuild Johnston Square Phase 1 LLC c/o Drew E. Tildon, Esq.

**OWNER:** Mayor and City Council of Baltimore

#### **SITE/GENERAL AREA**

Site Conditions: 730 East Preston Street is located on the north side of the street, approximately 30' east of the intersection with Proctor Street. This property measures approximately 14' by 100' and is currently improved with a three-story rowhome measuring approximately 14' by 58'. This site is zoned R-8 and is located within the Johnston Square Urban Renewal Plan (URP) area and the Old East Baltimore National Register Historic District.

General Area: This site is located in the Johnston Square neighborhood, which has a mix of residential and institutional uses. The residential stock in the area is predominantly comprised of rowhomes.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

- The Johnston Square Urban Renewal Plan was established by Ord. 77-357, dated June 27, 1977.
- Ord. #22-183, approved Amendment #13 to the URP, dated January 9, 2023.

## **ANALYSIS**

Use: In this Rowhouse and Multi-Family Residential zoning district, multi-family dwellings are listed as a permitted use, and so are generally allowed (Table 9-301). In this case, the property was last authorized for use as a single-family dwelling, which is a permitted use in this R-8 District.

Insufficient Lot Area and Variance: In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Table 9-401). In this case, for two dwelling units, 1,500 square feet of lot area is required. The lot only encloses 1,400 square feet, and so does not meet this requirement. The Board may grant a variance to reduce the applicable minimum lot area requirements. In this case, the proposed amount of variance would be about 6.6%, which is included in the bill. Staff believes that this variance is reasonable, and that it will allow for the renovation of the home to make financial sense.

Off-Street Parking and Variance: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For two dwelling units, one additional parking space is required to serve the new unit. No parking is currently provided, as the rear yard is unimproved. One parking space will be provided, which would serve the new dwelling unit. Staff notes that a variance for parking is included in the bill, but may not be needed, so long as there was never parking provided in the rear yard.

Residential Conversions: In the Residence Districts, the conversion of a single-family dwelling to a multi-family dwelling is allowed only in the R-7, R-8, R-9, and R-10 Districts, subject to: (1) the requirements of this subtitle; and (2) in the R-7 and R-8 Districts, conditional-use approval by Ordinance of the Mayor and City Council (§9-701).

Conditional Use Approval Standards: *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. (§5-406 (b))

Staff believes that there will not be any detrimental impact to the surrounding community as a result of this request, in fact a possible danger will be removed as a vacant home will be rehabilitated and returned to productive use. We are not aware of any other law or plan that would preclude this application, as the Johnston Square URP does not have any additional requirements than the underlying zoning. The public interest is served by encouraging the redevelopment of a vacant home. For these reasons, staff believes that the conditional use should be approved.

Conversion standards: The existing dwelling must be: (i) a structure originally constructed as a single-family dwelling; and (ii) 1,500 square feet or more in gross floor area, not including any basement area (§9-703.b.). The existing structure contains approximately 1,540 square feet in gross floor area, which meets this requirement.

The converted dwelling must meet the following gross floor area per unit type: (1) 1-bedroom unit: 750 square feet; (2) 2-bedroom unit: 1,000 square feet; (3) 3- or more bedroom unit: 1,250 square feet (§9-703.c.). The proposed one-bedroom dwelling unit on the first floor will only contain 490 square feet in gross floor area, which doesn't meet the requirement for a one-bedroom unit. A variance for gross floor area is included in the bill. The two-bedroom unit proposed for the second and third floors will contain 1,050 square feet in gross floor area, which meets the requirement for a two-bedroom unit.

Equity:

This project will renovate the home, which will abate the Vacant Housing Notice on the property. While the density will increase, there should be no discernible negative impacts to the surrounding community from this project. Instead, this project will return it to productive use, support the tax base, increase the population of the neighborhood, and remove negative impacts that result from abandoned properties. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.

Notification: The Rebuild Johnston Square Neighborhood Organization has been notified of this action.



**Chris Ryer**  
**Director**



**MEMORANDUM**

To: Baltimore City Planning Commission  
From: Drew E. Tildon  
Date: August 22, 2024  
Re: Proposed Findings of Fact  
CCB # 24-0571 – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in The R-8 Zoning District – Variances – 730 E. Preston Street

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This firm represents ReBuild Metro Johnston Square Phase 1 LLC (the “Applicant” or “ReBuild”). On behalf of the Applicant, counsel submits the following memorandum in support of City Council Bill # 24-0571 (the “Bill”). The Bill was introduced by Councilmember Stokes, at the request of the Applicant, to grant conditional use approval to convert the single-family dwelling located at 730 E. Preston Street (the “Property”) into a two-unit multi-family dwelling and variance relief from the Code’s minimum lot area and minimum gross floor area per dwelling unit requirements. The Property is located in the R-8 Zoning District, where residential conversions are conditional use requiring approval by Ordinance of the Mayor and City Council (the “Council”).

Section 5-406 of the Baltimore City Zoning Article (the “Code”) provides factors the Council is required to consider, as well as four limited criteria for the denial of a conditional use application. The statutory conditional use factors and criteria are to be analyzed in light of the conditional use standard set forth by the Supreme Court of Maryland (formerly the Maryland Court of Appeals) in *Schultz v. Pritts*. The Council must grant a requested conditional use approval unless it finds one of the limited criteria for denial apply. Section 5-308 of the Code sets forth findings the Council is required to make in order to approve a variance request. This memorandum demonstrates the proposed residential conversion does not meet any of the limited criteria for denial of a conditional use application and also meets the legal standard necessary for a variance approval. The Applicant therefore requests this Commission (the “Commission”) provide a favorable recommendation for CB # 24-0571.

**1. Project Overview**

The Property is located on the north side of Preston Street between Proctor Street and Homewood Avenue. The 1,400 sq. ft. lot is currently improved by a long-vacant single-family dwelling. The Applicant proposes to convert the building into two units—a one-bedroom ground floor unit and a two-bedroom unit spanning the building’s second and third floors. The project will not expand the building footprint, but it will involve the addition of one off-street parking space. The ground-floor unit will be approximately 490 sq. ft. and include one full bathroom, a washer/dryer, and a dishwasher. The two-bedroom unit will be approximately 1,050 sq. ft. with a den/office, two full bathrooms, a washer/dryer, and a dishwasher. Floor plans are attached as Exhibit 1 and a site plan is attached as Exhibit 2. The intent is for the Property owner to occupy the two-bedroom unit and either rent the one-bedroom ground-floor unit to a tenant or use it as an in-law suite, creating a unique homeownership opportunity in the area.

The Applicant is an affiliate of Rebuild Johnston Square Partners, LLC, which will acquire the Property from the Mayor and City Council of Baltimore under the terms of a Land Disposition Agreement dated October 2, 2019 (as amended, the “LDA”) which has facilitated the non-profit affordable housing developer’s extensive work in the Johnston Square community. The Applicant has restored 219 homes in the Johnston Square, Oliver/Broadway East, and Greenmount West neighborhoods, creating 439 new homes, 85 of which were new homeownership opportunities. Their efforts have resulted in a 92% reduction in residential vacancy in the Oliver/Broadway East community and a 91% reduction in Greenmount West.

ReBuild has fostered a strong relationship with the Johnston Square Neighborhood Organization over the years. The Applicant shared its plans for the Property’s redevelopment with the group, which provided the attached letter in support of the requested approvals. Exhibit 3.

## **2. Requested Relief**

- Conditional Use – Residential Conversion: Section 9-701(2) of the Code requires conditional-use approval by ordinance for the conversion of a single-family dwelling in the R-8 District to a multi-family dwelling.
- Variance Relief – Minimum Lot Area: The R-8 District provides a 750 sq. ft./dwelling unit minimum lot area requirement for multi-family dwellings. *See* Tbl. 9-401. The 1,400 sq. ft. lot therefore requires a 7% variance to permit the 2-unit building.<sup>1</sup>
- Variance Relief – Minimum Gross Floor Area per Dwelling Unit: Dwelling units that are the product of residential conversions are also subject to minimum per unit gross floor area requirements. One-bedroom residential conversion units in the R-8 District must have a minimum of 750 sq. ft. of gross floor area. As the proposed one-bedroom unit will only offer approximately 490 sq. ft. of gross floor area, variance relief is requested.
- Off-Street Parking: The first reader of the Bill includes a variance from the Code’s off-street parking requirements. Because the Applicant proposes to add one off-street parking space for the additional dwelling unit, a parking variance is not required.

## **3. The Planning Commission Should Adopt the Following Findings of Fact Required to Be Made in Connection with A Conditional Use Approval.**

In the State of Maryland, conditional uses are presumed to be valid unless the proposed use at the particular proposed location would have any adverse effects above and beyond those inherently associated with such a conditional use irrespective of its location within the zone. *Schultz v. Pritts*, 291 Md. 1, 22 (1981).

Sec. 5-406 of the Code requires the City Council to consider the following factors in evaluating a conditional use application:

- a. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The rectangular lot is improved by a three-floor rowhouse that has been vacant for years.

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<sup>1</sup> On lots with 3 or more dwelling units, a fraction of the total area that is 50% or more counts as an additional permitted dwelling unit, but the rule does not apply for 2-unit buildings. *See* Sec. 15-302.

- b. The resulting traffic patterns and the adequacy of proposed off-street parking and loading;  
  
The Applicant proposes to provide one of-street parking space for the new dwelling unit, so the conversion will not impact traffic patterns or the adequacy of off-street parking in the area.
- c. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;  
  
The redevelopment of the presently vacant building will compliment ReBuild's broader revitalization efforts in the Johnston Square community and encourage future development by other parties.
- d. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;  
  
The Property is surrounded by dwellings, a school, and religious institutions, with which the proposed two-unit multi-family dwelling will be compatible.
- e. Accessibility of the premises for emergency vehicles;  
  
The Property is accessible for emergency vehicles and no structural changes are proposed.
- f. Accessibility of light and air to the premises and to the property in the vicinity;  
  
The requested approval will not impact accessibility of light and air to the premises or the property in the vicinity.
- g. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;  
  
The Property is adequately served by utilities and other necessary facilities and no structural or use changes are proposed.
- h. The preservation of cultural and historic landmarks;  
  
The Property is located in the Old East Baltimore National Historic District, but is not in a CHAP District. The requested approval will involve the rehabilitation of the long-deteriorating historic structure.
- i. The character of the neighborhood;  
  
The Johnston Square neighborhood is residential and the two-unit building is compatible not only with the historic rowhome uses, but also with ReBuild's soon-to-be completed Teachers Square teacher housing development and the 109-unit Greenmount Park Apartments.
- j. The provisions of the City Master Plan;

The conditional use approval will further the Master Plan's "Live" goal, as it will convert a presently vacant rowhome into two livable units.

- k. The provisions of any applicable Urban Renewal Area;

The Property is located in the Johnston Square Urban Renewal Area's residential land use designation, which permits the proposed use.

- l. All applicable standards and requirements of the Zoning Code;

The Applicant has requested the below-addressed variance relief from the Code's minimum lot area and minimum gross floor area per one-bedroom unit requirements.

- m. The intent and purpose stated in Sec. 2-101 of the Zoning Code;

The requested approval will promote the public welfare by converting the presently vacant building into two dwelling units.

- n. Any other matters considered to be in the general welfare.

The Johnston Square Neighborhood Organization provided the attached letter in support of this application.

Per Sec. 5-406(a) of the Code, after considering the above factors, the Council must approve a conditional use unless it finds that:

- a. The establishment, location, construction, maintenance, or operation of the conditional use would be detrimental to or endanger the public health, security, general welfare or morals;

Based on the analysis herein of the nature of the proposed site, the use's impact on traffic patterns and parking, the nature of the surrounding area, the proximity of dwellings and places of public gathering, the accessibility of the premises for emergency vehicles, the accessibility of light and air to the premises, the adequacy of necessary facilities, historic landmarks, the character of the neighborhood, the provisions of the City Master Plan, the intent and purpose of the Zoning Code, and the general welfare, the requested approval will not be detrimental to or endanger the public health, security, general welfare or morals in a manner inconsistent with such a conversion anywhere else in the R-8 District.

- b. The use would be precluded by any other law, including an applicable Urban Renewal Plan;

Analysis of the required considerations pertaining to the applicable standards of the Zoning Code and the provisions of the Johnston Square Urban Renewal Plan demonstrate the residential conversion is not precluded by any law.

- c. The authorization is, in any way, contrary to the public interest;

An examination of the required consideration pertaining to the use's impact on the general welfare, discussed in greater detail herein, demonstrates the use will not be contrary to the public interest in a manner inconsistent with such a residential conversion anywhere in the R-8 District.



- d. The authorization is not in harmony with the purpose and intent of the Zoning Code.

As stated herein, the residential conversion will not negatively impact any of the Zoning Code's stated purposes and will in fact further five of the eight items listed in Section 2-101. It will therefore have no negative impacts relating to the purpose and intent of the Zoning Code above and beyond those inherent to such a conversion anywhere else in the R-8 District.

**4. The Planning Commission Should Adopt the Following Findings of Fact Required to Be Made in Connection with A Variance Approval.**

Per § 5-308(a), the Board must find that, because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty would result, as distinguished from a mere inconvenience, if the strict letter of the applicable requirement were carried out:

- a. Unique Physical Surroundings:
  - i. The Property sits between two formerly vacant rowhomes that have been rehabilitated for single-family use within the past 15 years. The building located at 726 E. Preston Street was demolished in 2023 and the Property is currently the last vacant home on the block.
- b. Unique Structure: The existing building footprint is abnormally small for a 1,400 sq. ft. lot.
- c. Unique Size: The lot is 1,400 sq. ft., just 100 sq. ft. short of the 1,500 sq. ft. required under the R-8 District's minimum lot area requirement.
- d. Practical Difficulty:
  - i. Minimum Lot Area: To limit the building to one dwelling unit due to the 100 sq. ft. lot area deficit would preclude the Applicant from creating a unique two-unit homeownership opportunity for a Johnston Square resident.
  - ii. Minimum Gross Floor Area per Dwelling Unit: To require the Applicant to conform with the 750 sq. ft. gross floor area requirement would require the Applicant to borrow square footage from the 2-bedroom unit on the second and third floors, defeating the purpose of a larger owner's unit and a ground floor rental/in-law suite.

The Board must also make seven additional findings, per § 5-308(b):

- a. The conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification.

The unique aspects of the Property described above are not generally applicable to other properties within the same zoning or land use classification.

- b. The unnecessary hardship or practical difficulty is caused by the Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;

The practical difficulty is caused by the application of the Code, not by any action or inaction of the Applicant.

- c. The purpose of the variances is not based exclusively on a desire to increase the value or income potential of the property;

The purpose of the variances is to facilitate the redevelopment of the long-vacant Property.

The Applicant is a non-profit organization and does not seek to profit from this project.

- d. The variances will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood;

Broadly, the variances will facilitate the redevelopment of the historically blighted Property for use as two standard housing units. This change will have a positive impact on the surrounding community, as evidenced by the attached letter of support.

- e. The variance is in harmony with the purpose and intent of this Code;

The requested variance is in harmony with the purpose of the Code stated in § 2-101(6): “to preserve and enhance the value of structures, communities, and neighborhoods,” as it will facilitate the creation of two standard dwelling units in the Johnston Square community and the rehabilitation of an existing structure.

- f. The variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; (ii) the City’s Comprehensive Master Plan; or (iii) any Historical and Architectural Preservation District;

The use and density are permitted by right under the provisions of the URP and the project will not have a negative impact on the Old East Baltimore Historic District.

Additionally, the variances are not precluded by, and will not adversely affect the City’s Master Plan. In fact, the project supports the Plan’s “live” element by strengthening the Johnston Square neighborhood.

- g. The variance will not otherwise (i) be detrimental to or endanger the public health, security, general welfare, or morals; or (ii) in any way be contrary to the public interest;

As demonstrated by the attached letter of support, the approval of the requested variances will not be detrimental to or endanger the public health, security, general welfare, or morals, nor will it in any way be contrary to the public interest.

## **5. Conclusion**

For the reasons set forth herein, the Applicant respectfully requests that this Commission recommend approval of City Council Bill # 24-0571 granting conditional use approval to convert the Property's existing single-family dwelling into a two-unit multi-family dwelling and variances from the Code's minimum lot area and minimum gross floor area per dwelling unit requirements.

## **EXHIBITS**

Exhibit 1 – Floor Plans

Exhibit 2 – Site Plan

Exhibit 3 - Letter of Support – Rebuild Johnston Square Neighborhood Organization

4879-5772-7450, v. 1

**Consultants:**

**Professional Seal**

Jeffrey M. Morris  
 MD License # 20090  
 Expiration 12/31/2026

**Revisions**

No.	Description	Date
1	Construction Permit	6/10/24

**Client/ Owner:**

ReBuild Johnston Square Phase 1 LLC  
 1129 N. Caroline St.  
 Baltimore, MD 21213

Project Address:  
 730 E. Preston St.  
 Baltimore, MD 21202

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Issue Date: xx/xx/xx

Sheet title:  
**Floor Plans**

Sheet number:  
**A100**

Scale: As indicated  
 Project number: Project Number

**General Notes:**

1. All dimensions given are approximate (+/-). Dimensions are to face of finish surface, U.N.O. for framing or rough opening dimensions.
2. Elevation datums are to finish framing/ subflooring, U.N.O.
3. Smoke detectors must be interconnected so that if one smoke detector activates, all other smoke detectors will also activate.
- 3.1. Provide combination smoke/ carbon monoxide alarms/detectors per IRC Sections R314 and R315 in locations shown. Alarms are indicated with this symbol - (S)
4. All new partitions are 2x4 wood stud with 1/2" GWB each side.
5. All new interior doors in new partitions are shown 4" from hinged corner, or centered on wall U.N.O.
6. Provide ventilation for all interior bathrooms and dryers.
7. Provide moisture and mold resistant gypsum wallboard at kitchens, bathrooms and laundry areas.
8. Provide cementitious backer board at tub/ shower enclosures and other locations to receive tile.
9. Provide blocking in walls for wall cabinets, fixtures, appliances, shelving, and toilet accessories.
10. Provide (1) shelf and (1) pole per closet typical, U.N.O. Linen closets shall have (5) shelves, typical.
11. All wood base/ sill plates in direct contact with masonry to pressure treated.
12. Provide sound attenuation batt insulation at bathroom and bedroom wall, typical.
13. Replace all existing interior doors with matching size door. Replace frame as required.
14. Provide new 1/2" GWB at all existing partitions to remain.
15. New ceilings to be 1/2" GWB. Provide 2x framing as required.
16. Provide new base trim and door trim throughout.

**IRC Table 1102.1.2 (R402.1.2)**

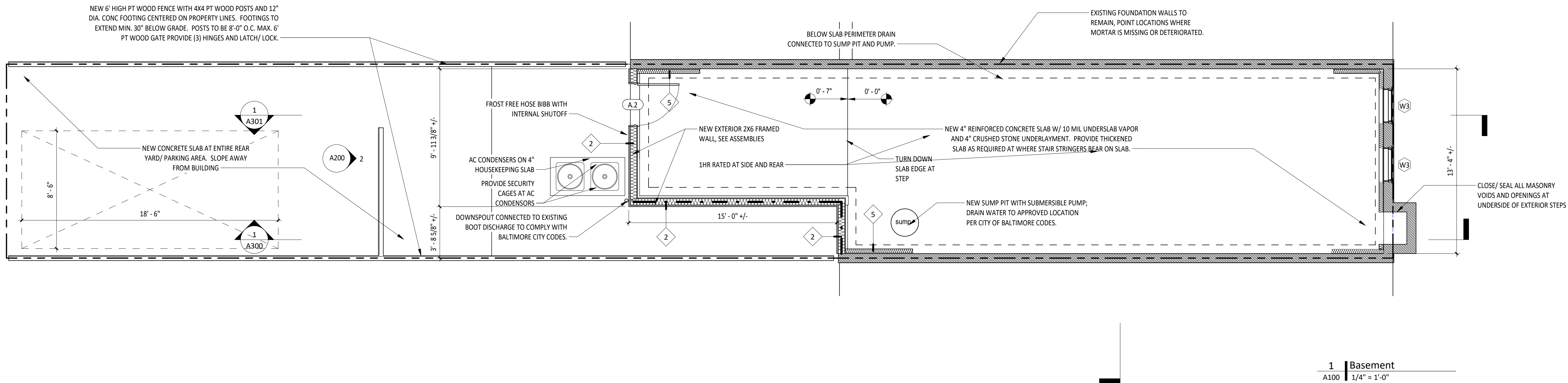
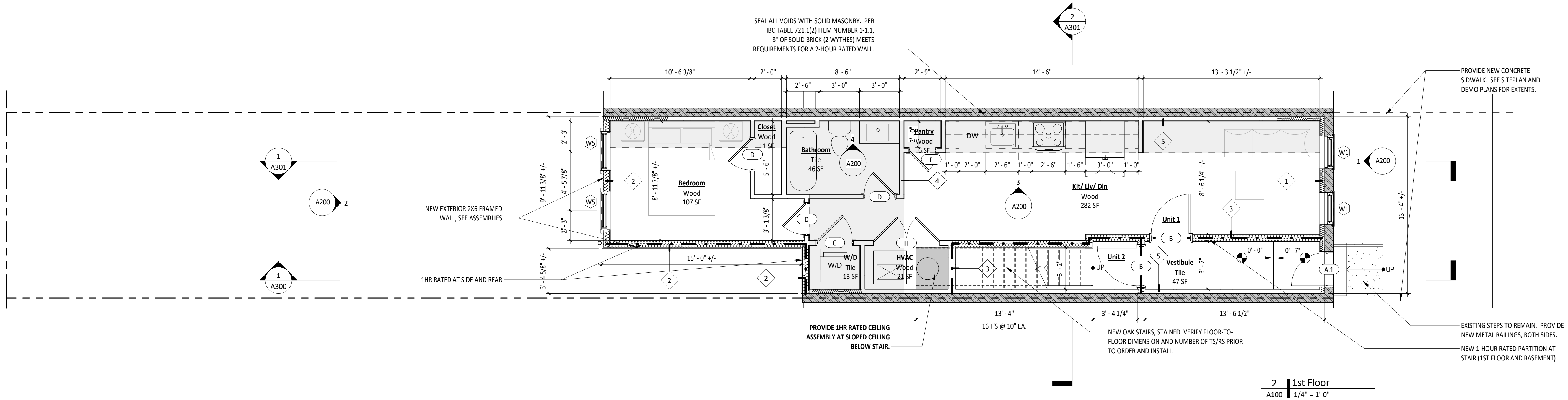
**Insulation and Fenestration Criteria by Component**

Climate Zone 4A  
 Provide insulation and fenestration meeting the criteria levels for noted component.

Fenestration U-Factor -	0.35
Skylight U-Factor -	0.55
Glazed Fenestration SHGC -	0.40
Ceiling R-Value -	49
Wood Frame Wall R-Value -	20 or 13-5
Mass Wall R-Value -	8/13
Floor R-Value -	19
Basement R-Value -	10/13
Slab R-Value & Depth -	10, 2 ft
Crawl Space Wall R-Value -	10/13

**Partition/ Wall Legend:** (See Assembly Types)

- Existing masonry party or exterior wall to remain. See assembly type, and exterior elevations for finish/ insulation requirements.
- Existing interior 2x wood framing to remain. See assembly type for finish/ insulation requirements.
- New interior 2x wood framing. See assembly type for finish/ insulation requirements.



### General Notes:

1. All dimensions given are approximate (+/-). Dimensions are to face of finish surface, U.N.O. for framing or rough opening dimensions.
2. Elevation datums are to finish framing/ subflooring, U.N.O.
3. Interior dimensions are taken from face of finished GNB surfaces.
4. Smoke detectors must be interconnected so that if one smoke detector activates, all other smoke detectors will also activate.
5. Provide combination smoke/ carbon monoxide alarms/detectors per IRC Sections R314 and R315 in locations shown. Alarms are indicated with this symbol - .
6. All new interior doors in new partitions are shown 4" from hinged corner, or centered on wall U.N.O.
7. Provide ventilation for all interior bathrooms and dryers.
8. Provide moisture and mold resistant gypsum wallboard at kitchens, bathrooms and laundry areas.
9. Provide cementitious backer board at tub/ shower enclosures and other locations to receive tile.
10. Provide blocking in walls for wall cabinets, fixtures, appliances, shelving, and toilet accessories.
11. Provide (1) shelf and (1) pole per closet typical, U.N.O. Linen closets shall have (5) shelves, typical.
12. All wood base/ sill plates in direct contact with masonry to pressure treated.
13. Provide sound attenuation batt insulation at bathroom and bedroom wall, typical.
14. Replace all existing interior doors with matching size door. Replace frame as required.
15. Provide new 1/2" GWB at all existing partitions to remain.
16. New ceilings to be 1/2" GWB. Provide 2x framing as required.
17. Provide new base trim and door trim throughout.

#### IRC Table 1102.1.2 (R402.1.2) Insulation and Fenestration Criteria by Component

Climate Zone 4A  
Provide insulation and fenestration meeting the criteria levels for noted component.

Fenestration U-Factor -	0.35
Skylight U-Factor -	0.55
Glazed Fenestration SHGC -	0.40
Ceiling R-Value -	49
Wood Frame Wall R-Value -	20 or 13+5
Mass Wall R-Value -	8/13
Floor R-Value -	19
Basement R-Value -	10/13
Slab R-Value & Depth -	10, 2 ft
Crawl Space Wall R-Value -	10/13

#### Partition/ Wall Legend: (See Assembly Types)

- Existing masonry party or exterior wall to remain. See assembly type, and exterior elevations for finish/ insulation requirements.
- Existing interior 2x wood framing to remain. See assembly type for finish/ insulation requirements.
- New interior 2x wood framing. See assembly type for finish/ insulation requirements.

### JWMorris Architect, LLC

JWMorris, LLC  
1207 Latona Street  
Philadelphia, PA 19147  
jwmarchitect@gmail.com  
215-287-2622

Consultants:

Professional Seal

Jeffrey W. Morris  
MD License # 20090  
Expires 02/28/2026

Revisions

No.	Description	Date
	Construction Permit	6/10/24

Client/ Owner:

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Baltimore, MD 21213

Project Address:  
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Baltimore, MD 21202

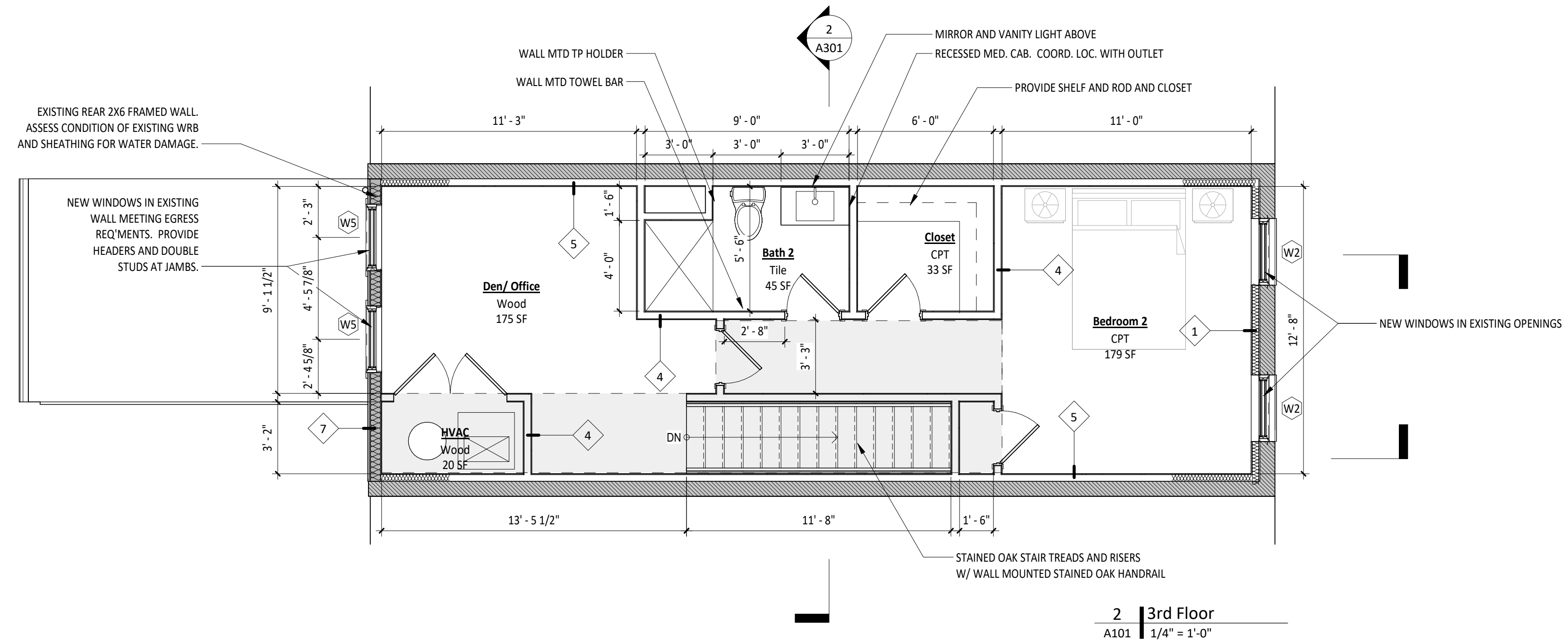
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Issue Date                     xx/xx/xx

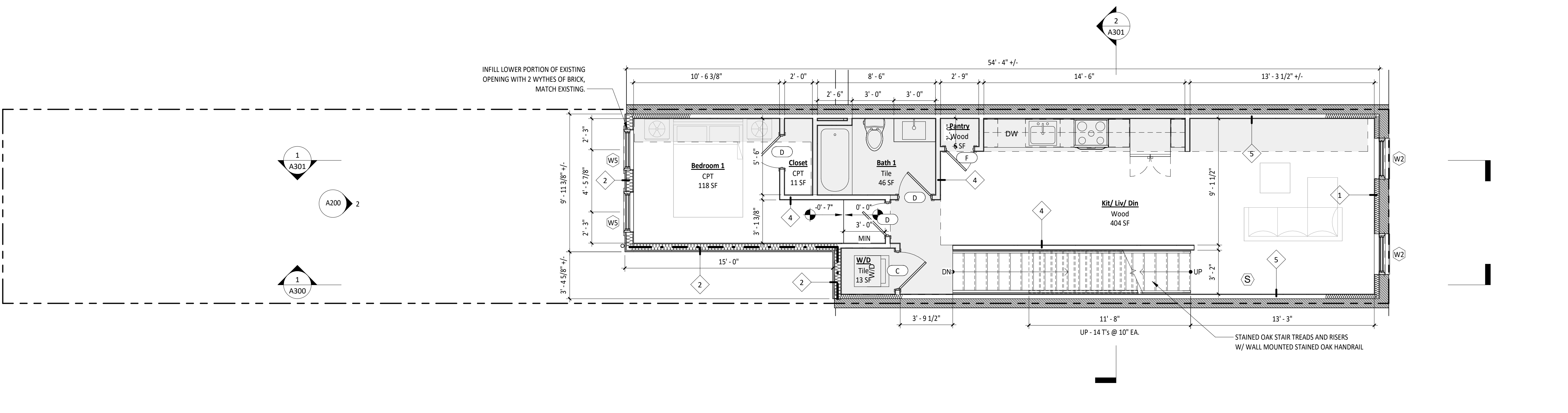
Sheet title:  
**Floor Plans**

Sheet number:  
**A101**

Scale                                As indicated  
Project number                     Project Number



**2 | 3rd Floor**  
A101 1/4" = 1'-0"



**1 | 2nd Floor**  
A101 1/4" = 1'-0"



# 730 E. Preston St., Baltimore, MD 21202

**JWMorris Architect, LLC**

JWMorris, LLC  
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Philadelphia, PA 19147  
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215-287-2622

Consultants:

Professional Seal

Jeffrey W. Morris  
MD License # 20280  
Expires: 10/31/2025

Revisions

No.	Description	Date

Client/ Owner:

ReBuild Johnston Square Phase 1 LLC  
1129 N. Caroline St.  
Baltimore, MD 21213

Project Address:  
730 E. Preston St.  
Baltimore, MD 21202

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Issue Date: 06/24/24

Sheet title:

Cover Sheet/ Site Plan

Sheet number:

**G100**

Scale: As indicated

Project number: Project Number

## Abbreviations:

ALUM	ALUMINUM	LAV	LAVATORY	WB	WOOD
ACOUS	ACOUSTIC	MANUF	MANUFACTURER	W/D	STACKED WASHER/DRYER
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM	W/O	WITHOUT
ALT	ALTERNATE	MECH	MECHANICAL	WH	WATER HEATER
APPLIC	APPLICABLE	MIN	MINIMUM	WIC	WALK IN CLOSET
ACT	ACOUSTIC CEILING TILE	MO	MASONRY OPENING	WD	WOOD
BTWN	BETWEEN	MTL	METAL	W/D	WOOD
BL	BORROWED LIGHT	MTD	MOUNTED	W/O	WITHOUT
BLK	BLOCK	NA	NOT APPLICABLE	WH	WATER HEATER
BRG	BEARING	NIC	NOT INCLUDED (NOT IN CONTRACT)	WIC	WALK IN CLOSET
BLKG	BLOCKING	OC	ON CENTER	WD	WOOD
BLDG	BUILDING	OH	OPPOSITE HAND	W/D	WOOD
CB	CARPET BASE	OPNG	OPENING	W/D	WOOD
CC	CENTER TO CENTER	OA DUCT	OUTSIDE AIR DUCT	W/O	WITHOUT
CG	CORNER GUARD	PC	PRECAST	WH	WATER HEATER
CI	CONTROL JOINT	PL	PROPERTY LINE	WIC	WALK IN CLOSET
CL	CENTER LINE	PLAM	PLASTIC LAMINATE	WD	WOOD
CLG	CEILING	PNT	PAINT	W/D	WOOD
CLR	CLEAR	PNTD	PAINTED	W/O	WITHOUT
CMU	CONCRETE MASONRY UNIT	PROP	PROPOSED	W/O	WITHOUT
CMD	CARBON MONOXIDE DETECTOR	P/T	PRESSURE-TREATED (WOLMANIZED)	W/O	WITHOUT
COL	COLUMN	RD	ROOF DRAIN	W/O	WITHOUT
COMP	COMPOSITE	RTN	RETURN	W/O	WITHOUT
CONC	CONCRETE	REINF	REINFORCED	WH	WATER HEATER
CONT	CONTINUOUS	RM	ROOM	WIC	WALK IN CLOSET
CPT	CARPET TILE	REF	REFRIGERATOR	WD	WOOD
CT	CERAMIC TILE	REV	REVERSE	W/D	WOOD
CU	CONDENSER UNIT	RES	RESILIENT	W/O	WITHOUT
DIA	DIAMETER	RO	ROUGH OPENING	W/O	WITHOUT
DTL	DETAIL	R&S	ROD & SHELF	W/O	WITHOUT
DIM	DIMENSION	SAB	SOUND ATTENUATION BATT	W/O	WITHOUT
DN	DOWN	SAN	SANITARY	W/O	WITHOUT
DR	DOOR	SC	SOLID CORE	W/O	WITHOUT
DS	DOWNSPOUT	SCHED	SCHEDULE	W/O	WITHOUT
DW	DISHWASHER	SD	SMOKE DETECTOR	W/O	WITHOUT
EA	EACH	SIM	SIMILAR	W/O	WITHOUT
EC	EJECTOR CROCK	SPEC	SPECIFICATION	W/O	WITHOUT
EF	EACH FACE	SS	SANITARY SEWER	W/O	WITHOUT
ELEC	ELECTRICAL	STOR	STORAGE	W/O	WITHOUT
ELEV	ELEVATOR	STL	STEEL	W/O	WITHOUT
EQ	EQUAL	STRUCT	STRUCTURAL	W/O	WITHOUT
EXF	EXHAUST FAN	STD	STANDARD	W/O	WITHOUT
EXG	EXISTING	TBD	TO BE DETERMINED	W/O	WITHOUT
EXP JT	EXPANSION JOINT	TBS	TO BE SELECTED	W/O	WITHOUT
EXT	EXTERIOR	TOM	TOP OF MASONRY	W/O	WITHOUT
FD	FLOOR DRAIN	TOP	TOP OF PARAPET	W/O	WITHOUT
FE	FIRE EXTINGUISHER	TOD	TOP OF DECK	W/O	WITHOUT
FEC	FE IN CABINET	TYP	TYPICAL	W/O	WITHOUT
FF	FINISH FLOOR	TELE	TELEPHONE	W/O	WITHOUT
FG	FIBERGLASS	TEMP	TEMPORARY	W/O	WITHOUT
FIN	FINISH	UL	UNDERWRITER'S LAB	W/O	WITHOUT
FINISHG	FLASHING	U/S	UNDERSIDE	W/O	WITHOUT
FR	FIRE RESISTIVE	UNO	UNLESS OTHERWISE NOTED	W/O	WITHOUT
F SLAB	FINISH SLAB	UTIL	UTILITY	W/O	WITHOUT
FT	FOOT	V	VENT	W/O	WITHOUT
GA	GAUGE	VCT	VINYL COMPOSITE TILE	W/O	WITHOUT
GALV	GALVANIZED	VERT	VERTICAL	W/O	WITHOUT
GL	GLASS	VF	VENTILATION FAN	W/O	WITHOUT
GWB	GYP SUM WALL BOARD	VWB	VINYL WALL BASE	W/O	WITHOUT
GYP BD	GYP SUM BOARD	W/	WITH	W/O	WITHOUT
HORIZ	HORIZONTAL	W/O	WITHOUT	W/O	WITHOUT
HM	HOLLOW METAL	WH	WATER HEATER	W/O	WITHOUT
HP	HEAT PUMP	WIC	WALK IN CLOSET	W/O	WITHOUT
HR	HOUR	WD	WOOD	W/O	WITHOUT
INSUL	INSULATION	W/D	WOOD	W/O	WITHOUT
INT	INTERIOR	W/O	WITHOUT	W/O	WITHOUT
JB	JOIST BEARING	WH	WATER HEATER	W/O	WITHOUT
		WIC	WALK IN CLOSET	W/O	WITHOUT
		WD	WOOD	W/O	WITHOUT
		W/D	WOOD	W/O	WITHOUT

## Symbol Legend:

AR #	DRAWING TITLE
#	WINDOW TAG
AR #	SECTION TAG
AE #	ELEVATION TAG
###	DOOR TAG
#	KEYED NOTE
S	SMOKE DETECTOR
CMD	PARTITION TYPE
#	PARTITION TYPE
DATUM HEIGHT	ELEVATION TAG
#	REVISION TAG
AR #	ENLARGED DETAIL TAG
-	RATED PARTITION
---	EXISTING PARTITION
---	DEMOLISHED PARTITION
---	NEW PARTITION
---	FINISH DIMENSION
---	CENTER LINE DIMENSION

## Site/ Zoning Information:

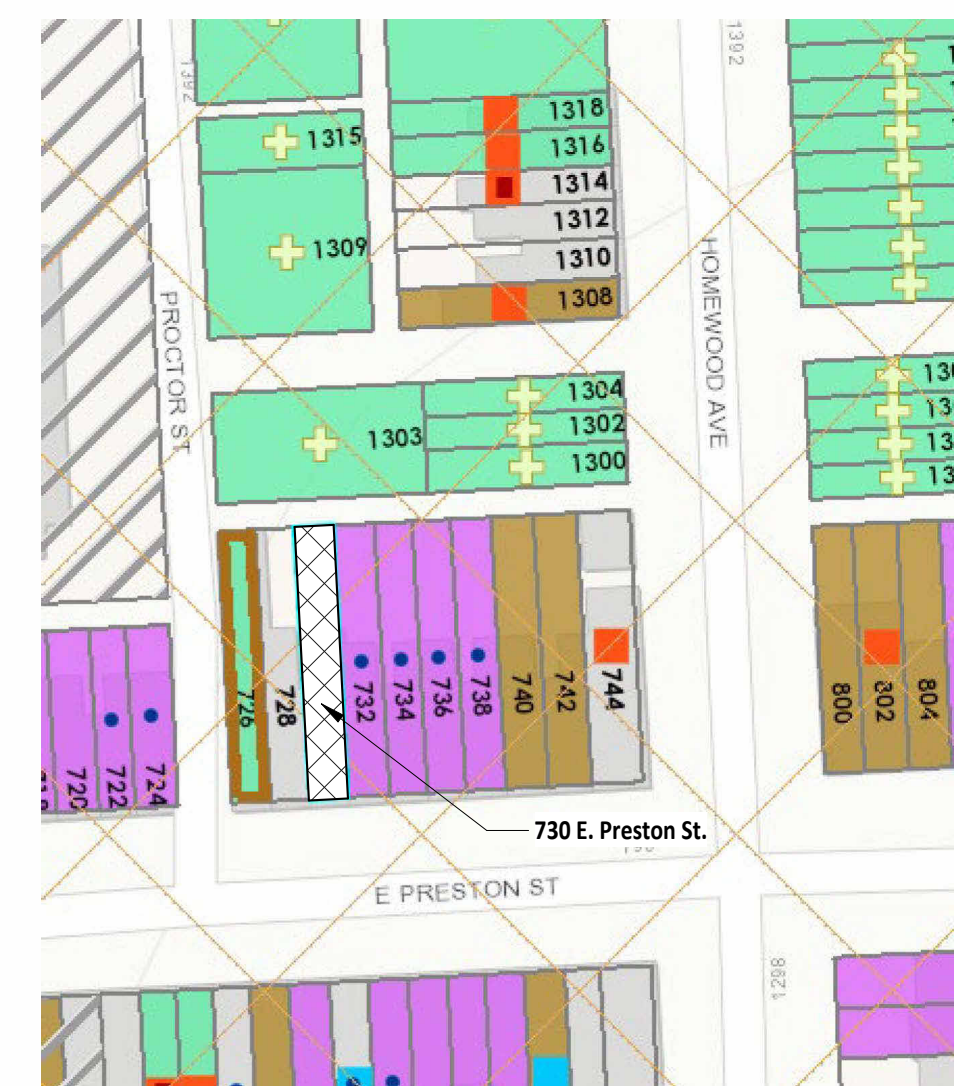
**Summary of Work:**  
Rehab of existing 3-story rowhome. Property to have two new apartments units. First floor will be a single family unit and the second and third floor to be a single family unit. Basement to have separate rear entrance and not be directly accessible to either unit. Work includes new drywall, new insulation, new windows, new interior and exterior doors, new stairs, new plumbing fixtures, new kitchen cabinets and new finishes. Exterior work includes new wood fence. All new HVAC, plumbing and electrical as required. Structural modifications to be made to floors for new stair openings. No new additions. Building to have new automatic sprinkler system per BCBFRC and NFPA 13R.

**Property Address:**  
730 E. Preston Street, Baltimore, MD 21202  
**Lot Size / Area:**  
14' X 100' / 1,400 SF  
**Ward/ Section/ Block/ Lot:**  
09/08/11428/028  
**Zoning:**  
R-3 Residential attached rowhome.  
**Property Owner:**  
ReBuild Johnston Square Phase 1 LLC  
1129 N. Caroline St.  
Baltimore, MD 21213

**Applicable Building Codes:**  
Building, Fire and Related Codes of Baltimore City - 2020 Edition  
-2018 International Residential Code (for One and Two Family Buildings)  
-2018 International Building Code

Occupancy Type: R-3 (Residential; Attached)  
Construction Type: 5B

**Building Area (Gross SF +/-):**  
Basement - 730 SF  
1st Floor - 730 SF  
2nd Floor - 730 SF  
3rd Floor - 546 SF  
Total - 2,736 SF



Vicinity Map



730 E Preston St.

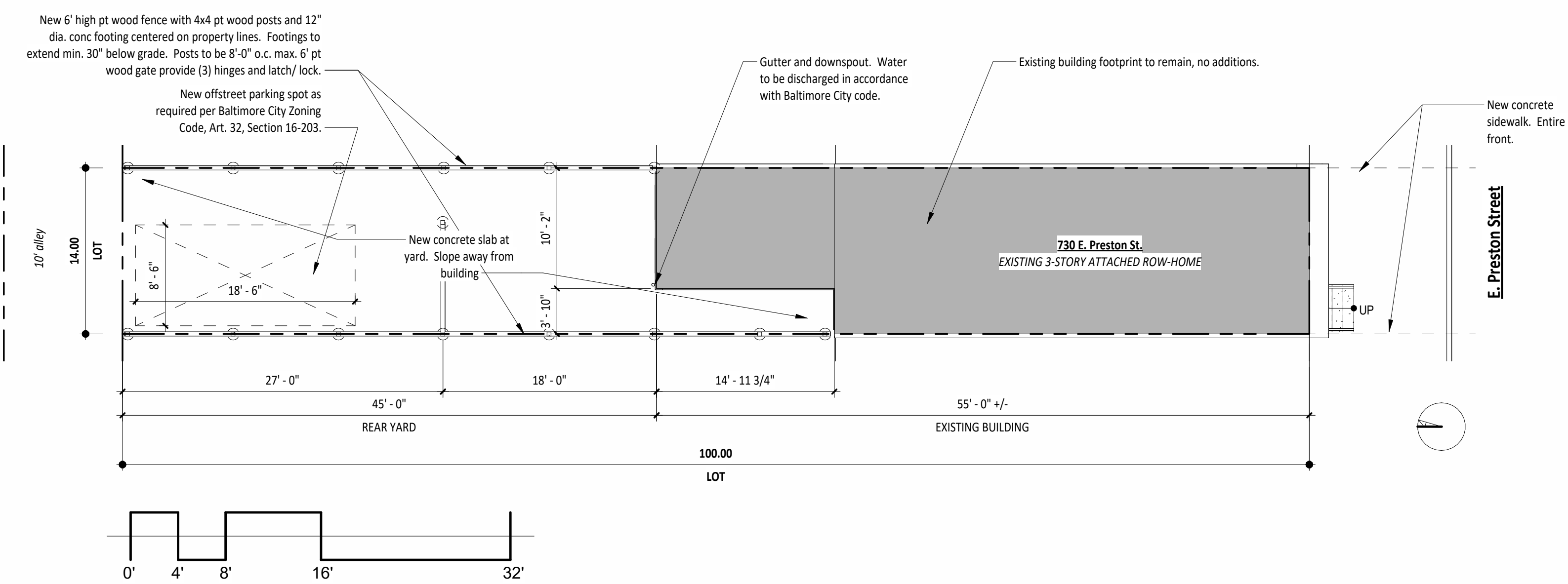


## General Conditions:

- Information contained in these drawings is based on site drawings, visual inspections, and limited field measurements. All dimensions are to be verified in field by contractor. In case any adjustments or modifications are required to conform with existing conditions, contractor shall inform Architect prior to such changes.
- The General Contractor shall verify all dimensions, grades, boundaries, and existing conditions in place before proceeding with the work and shall immediately report any discrepancies to Architect.
- If any errors or omissions appear on drawings that become apparent to the Contractor, they shall notify the Architect during the bidding phase so that any revisions or changes can be made in a timely manner.
- General Contractor shall be fully responsible for the protection of existing facilities during construction - any damage arising from the acts of the General Contractor or his subcontractors, shall be corrected at the General Contractor's expense.
- All cutting and patching shall be performed in a neat workmanlike manner - any existing finishes disturbed or damaged during construction shall be repaired to match existing in kind and finish.
- All construction of utilities to be in accordance with local building code.
- General Contractor shall anticipate and make provisions for a substantial amount of coordination among existing conditions and new mechanical, plumbing and electrical work.
- General Contractor to conform in strict accordance with manufacturer's instructions and recommendations.
- General Contractor shall provide portable fire extinguishers in accordance with NFPA 101.
- General Contractor to verify all pipings to remain, removed and relocated as necessary prior to demolition.
- General Contractor to support all work prior to the removal of materials.
- Patch and repair any voids made by construction with same materials as existing adjacent surface.
- General Contractor shall verify all field conditions prior to construction and shall be responsible for necessary manpower, equipment and materials required to complete the project.
- The Contractor shall provide all necessary temporary bracing to properly execute the work.
- The contractor shall keep premises clean of all rubbish and debris generated by the work and shall place all debris in a central location determined by the superintendent. Contractor is responsible for project safety.
- Means & methods are the Contractor's responsibility.
- Any work that does not meet or exceed specifications, contract, drawings, applicable building codes or generally accepted building standards or workmanship will not be accepted as completed work and will be replaced at the contractor's expense.

## Site Safety:

It is the responsibility of the General Contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all **Site Safety** Requirements are in place and followed, prior to, during and after the commencement of the construction process until they are 100% complete and have received a Certificate of Occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors work. The Owner, JWMorris LLC and their Professional consultants (associated with these documents) are **NOT** responsible for Means and Methods of Construction, and/or Site Safety, including but not limited to OSHA Construction Safety Requirements, Standard Construction Job Site Safety, Job Site safety training of workers, Safe Work Site Organization, Safety direction and or safety engineering of required safety elements. It is the Sole responsibility of the Licensed Contractor to ensure that all Site Safety measures are in accordance with the governing authorities.



1 Site Plan  
G100 1/8" = 1'-0"





**REBUILD JOHNSTON SQUARE  
NEIGHBORHOOD ORG  
700 E. Chase Street  
Baltimore, Maryland 21202  
443. 801.5772**

July 2, 2024

Councilman Robert Stokes  
Baltimore City Council  
100 Holliday Street, Room 501  
Baltimore, MD 21202

RE: 730 E. Preston – Conditional Use Ordinance

Dear Councilman Stokes,

Rebuild Johnston Square Neighborhood Organization is writing to express our support for the issuance of a Conditional Use Ordinance as requested by ReBuild Johnston Square Phase 1, LLC. This ordinance would permit the use of 730 E Preston Street in Johnston Square as two-dwelling units.

We believe this initiative will significantly benefit our community by renovating a long-abandoned property for re-occupancy and providing a new homeowner the opportunity to use the second unit either as an in-law apartment or to generate rental income. We are confident that this project will contribute positively to the development and revitalization of Johnston Square.

Thank you for your consideration.

Sincerely,

Regina Hammond  
Executive Director  
Rebuild Johnston Square Neighborhood Organization

cc. Michael Bainum, ReBuild Metro