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**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, October 8, 2024
10:07 AM**

COUNCIL CHAMBERS

Council Bill #24-0572

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 1730 North Broadway

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BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0572

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 1730 North Broadway

Sponsor: Councilmember Stokes

Introduced: July 22, 2024

Purpose: For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), 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.

Effective: On the date it is enacted.

Agency Reports

Law	Favorable with findings of facts
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Planning	Favorable
Baltimore Development Corporation	Favorable
Department of Housing and Community Development	Favorable
Fire Department	No Objection
Department of Transportation	No Objection
Parking Authority of Baltimore City	Favorable

Analysis

Current Law

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

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare,
2. the use 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 the Baltimore City Zoning Code.

Background

If enacted this bill would permit the property at 1730 N Broadway to be converted from a single-family dwelling unit to three (3) dwelling units (multi-family building).

The property is owned by Warrior Real Estate LLC, located in the 12th Council District in the East Baltimore Midway neighborhood. *See [Certificate of Posting included in this writing for picture of said property](#).*

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0572 and all agency reports and correspondence received as of this writing.

Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268
Analysis Date: October 3, 2024



Council Bill 24-0572

Agency Reports

SEE ATTACHED

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

September 24, 2024

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 24-0572 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances
1730 North Broadway

Dear President and City Council Members:

The Law Department reviewed City Council Bill 24-0572 for form and legal sufficiency. The bill would permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements. The ordinance would take effect on the date of its enactment.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use 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.

Baltimore City Code, Art. 32, § 5-406(b). The Code in Art. 32, § 9-703(b) also requires that the existing dwelling must: (i) be a structure originally constructed as a single-family dwelling; and (ii) have 1,500 square feet or more in gross floor area, not including any basement area. In making the required findings, the City Council must be guided by fourteen “considerations” involving such

things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Baltimore City Code, Art. 32, § 5-406(a).

Variance Standards

To grant a variance, the City Council 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, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.” Baltimore City Code, Art. 32, § 5-308(a). The City Council must also make seven other findings:

1. 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;
2. the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
3. the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
4. the variance 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;
5. the variance is in harmony with the purpose and intent of this Code;
6. 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; and
7. the variance will not otherwise:
 - i. be detrimental to or endanger the public health, safety, or welfare; or
 - ii. be in any way contrary to the public interest.

Baltimore City Code, Art. 32, § 5-308(b). It is important to note that all seven of these criteria must be found, in addition to a finding of unnecessary hardship or practical difficulty. Baltimore City Code, Art. 32, § 5-308(a). The variance will not be legal if the conditions requiring this variance are generally applicable to other properties in the same zoning classification.

Planning Commission Recommendations

The Planning Commission accepted the Planning Staff recommendation and recommended approval of this bill. The bill contains variances for lot size, gross floor area, and off-street parking requirements. The subject property is located within the Oliver Urban Renewal Plan (Oliver URP) area and the Old East Baltimore National Register Historic District. The Oliver neighborhood is predominantly residential comprised largely of rowhouses.

As noted in the bill, the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning District, is 1,875 square feet, and the lot area size is approximately 1,4666 square feet, thus requiring a variance of about 22%. The Planning Staff Report confirms these numbers.

The Staff Report also notes that the structures on these properties must have at least 1,500 square feet of non-basement gross floor area under § 9-703(b) of the Zoning Code, and the existing structure has 1,540 square feet of floor area. The fact that the structure was originally constructed as a single-family dwelling is implicit in Planning's approval of the structure as meeting the requirements of § 9-703(b). The report further states that "[t]he converted dwellings 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.)." As noted, "The proposed three-bedroom dwelling unit in the basement and on the first floor will contain 1,560 square feet in gross floor area, which meets this requirement. Two two-bedroom units are proposed for the second floor and for the third floor. The second-floor unit will contain 680 square feet in gross floor area in lieu of the required 1,000 square feet. The two-bedroom unit on the third floor will contain 760 square feet in lieu of the required 1,000 square feet. Variances for gross floor area for the second and third floor units are included in the bill."

Additionally, the Planning report notes that one off street parking space per dwelling unit is required in this zoning district. Two additional off-street parking spaces are required by the Zoning Code (Table 16-406) to serve the two newly created dwelling units. The report states that no parking will be provided. Planning notes that a variance for parking is included in the bill which Planning Staff believes is reasonable because the rear yard cannot provide more than the single parking space currently available.

The Planning report includes a proposed statement of findings of fact which have been provided by the applicant. The Report notes that the conversion will not conflict with an existing law or plan, including the Oliver URP. The Staff Report contains the findings required for approval of a conditional use; however there is no express discussion of the findings required for granting a variance. The Report contains an analysis of the equity considerations relating to the proposed conversion of the dwelling to three units. The Staff Report notes that conversion of the vacant dwelling "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."

Hearing Requirements

Certain procedural requirements apply to this bill beyond those discussed above because an ordinance that authorizes a conditional use or a variance is considered a "legislative authorization." Baltimore City Code, Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507.

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for a conditional use and for variances have been met. Assuming the required findings are made at the hearing, and all procedural requirements are satisfied the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michele Toth". The signature is fluid and cursive, with the first name "Michele" written in a larger, more prominent script than the last name "Toth".

Michele M. Toth
Assistant Solicitor

Cc: Stephen Salsbury
Nina Themelis
Tiffany Maclin
Elena DiPietro
Hilary Ruley
Ashlea Brown
Desiree Luckey
Ahleah Knapp

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

July 22, 2024

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

**Re: CC Bill #24-0572- Zoning- Conditional Use Conversion of a Single-Family Dwelling
Unit to 3 Dwelling Units in the R-8 Zoning District- Variances
1730 North Broadway**

Ladies and Gentlemen:

City Council Bill No. 24-0572 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.


The purpose of City Council Bill No. 24-0572 is to permit subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known 1730 North Broadway (Block 1109, Lot 053); and to grant variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and to provide for a special effective date. BMZA defers its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt
Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0572 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES 1730 NORTH BROADWAY		

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 #24-0572, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), 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 #24-0572 and adopted the following resolutions, 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 #24-0572 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



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 #24-0572/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 1730 North Broadway:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), 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: AB Associates c/o Chase Hoffberger

OWNER: Warrior Real Estate, LLC

SITE/GENERAL AREA

Site Conditions: 1730 North Broadway is located on the west side of the street, approximately 77'8" south of the intersection with East Lafayette Avenue. This irregular lot measures approximately 15'5" by 100' and is currently improved with a three-story rowhome measuring approximately 15'5" by 68'. This site is zoned R-8 and is located within the Oliver Urban Renewal Plan (URP) area and the Old East Baltimore National Register Historic District.

General Area: This site is located in the northeastern corner of the Oliver neighborhood, which is predominantly residential in character with scattered commercial and institutional uses. Rowhomes comprise the majority of the housing stock in the neighborhood. Harford Heights Elementary School is located two blocks to the north, and the Greenmount Cemetery is five blocks to the west.

HISTORY

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

CONFORMITY TO PLANS

- Ord. #71-1067, dated May 17, 1971, established the Oliver URP.
- Ord. #19-196, dated September 17, 2018, approved Amendment #15 to the URP.

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, 1,875 square feet of lot area is required. The lot contains 1,465.75 square feet of land, which does not meet this requirement. A variance for lot area is included in the bill, which would be about 22%.

Measurement of density: In the residential districts, the maximum number of permitted dwelling units on a lot is determined by dividing the total area of the lot by the lot area requirement that applies to the district in which the lot is located. On a lot with 3 or more dwelling units, a fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit (§15-302).

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 three dwelling units, two additional parking spaces are required to serve the new unit; none are to be provided. A variance for parking is included in the bill. Staff believes that this is reasonable, as the rear yard cannot provide more than the single parking space that is now available.

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 significant detrimental impact to the surrounding community as a result of this request, and 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 Oliver URP does not have any additional requirements than the underlying zoning. The public interest is served by encouraging the redevelopment of a vacant home. The applicant asserts that the additional units are needed in order to make the renovation costs economically feasible. 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 three-bedroom dwelling unit in the basement and on the first floor will contain 1,560 square feet in gross floor area, which meets this requirement. Two-bedroom units are proposed for the second floor and for the third floor. The second-floor unit will contain 680 square feet in gross floor area in lieu of the required 1,000 square feet. The two-bedroom unit on the third floor will contain 760 square feet in lieu of the required 1,000 square feet. Variances for gross floor area for the second and third floor units are included in the bill.

A proposed statement of findings has been provided by the applicant for the Planning Commission's consideration.

Equity:

This project will renovate the vacant home, and while the density will increase, 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 People's Association of Oliver has been notified of this action. A letter of support has been received from the Historic Oliver Community Association.



Chris Ryer
Director

Finding of Facts

The applicant submits to the Baltimore City Planning Commission these findings of facts regarding City Council Bill 24-0572, for the purpose of allowing the residential conversion of 1730 North Broadway from a single-family dwelling to a multi-family dwelling with three dwelling units. The applicant also seeks variances from the Zoning Code's minimum lot size requirements and the off-street parking requirements.

1730 N. Broadway

1730 N. Broadway covers roughly 1500 square feet in the Oliver neighborhood and is improved by a vacant three-story rowhouse that provides 3,000 square feet of above-grade gross floor area. The property is zoned R-8. 1730 N. Broadway is unique in its vacancy; the neighboring homes are nearly all occupied or habitable, with recently procured permits that demonstrate a degree of rehabilitation and activity for each property.

The applicant proposes to convert the 1730 N. Broadway from single-family to multi-family to make a rehabilitation economically feasible. Doing so will allow for this property to come into alignment with the other properties on the 1700 block of North Broadway as useful, marketable housing. The applicant engaged in an extensive neighborhood outreach effort in pursuit of this conversion; and has earned the support of the Historic Oliver Community Association. A letter of support sent to Councilman Robert Stokes in June 2024 is attached to these findings.

ZC § 5-406: Conditional Use Approval Standards

As a guide to its decision on the facts of each case, 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;

The proposed site is a rowhouse in the middle of the 1700 block of North Broadway. It is roughly the same size as its neighboring lots. It is one of two vacant properties on the block. It is in the interest of the community to rehabilitate the property and bring it online as housing.

2. the resulting traffic patterns and adequacy of proposed off-street parking and loading;

Authorization of this conversion would not create more traffic or have any other type of impact on traffic in the area. An off-street parking variance is necessary to allow this conversion. This block of North Broadway has space for on-street parking.

3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

There is no large-scale development in this part of the Oliver neighborhood. Rather, this proposed use will help to fortify this block and encourage the continued rehabilitation of other vacant homes within the Oliver neighborhood.

4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There are no churches, schools, public structures, or other places of public gathering within close proximity of the subject property.

5. accessibility of the premises for emergency vehicles;

This conversion will not affect the accessibility of the premises for emergency vehicles.

6. accessibility of light and air to the premises and to the property in the vicinity;

This conversion will not affect the accessibility of light and air to the premises and to the 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;

The proposed use will have no impact on utilities, access roads, drainage, or other necessary facilities that have been or will be provided. Those utilities, roads, drainage system, and other facilities are currently adequate and will not be affected.

8. the preservation of cultural and historic landmarks and structures;

This property is located in the Baltimore East/South Clifton Park Historic District. Authorization of this conversion will allow for the rehabilitation and subsequent preservation of a 110-year-old structure. The proposed rehabilitation received CHAP approval in March.

9. the character of the neighborhood;

Oliver is a historic residential neighborhood comprised mostly of rowhouse blocks. The applicant met throughout the spring with the Historic Oliver Community Association and has earned support for this conversion.

10. the provisions of the City's Comprehensive Master Plan;

This conversion aligns with the Comprehensive Master Plan's goal of preserving and enhancing the value of structures, communities, and neighborhoods. This authorization aligns with both objectives by rehabilitating this vacant property with new housing, which will strengthen the Oliver neighborhood.

11. the provisions of any applicable Urban Renewal Plan;

1730 N. Broadway is identified as a property to be rehabilitated or redeveloped in the Oliver Urban Renewal Plan. This Plan permits the development of multi-family attached dwellings. The Plan endeavors to ensure that East Baltimore's distinct architectural character is upheld and strengthened through rehabilitation. The residential conversion of 1730 N. Broadway will meet that goal.

12. all applicable standards and requirements of this Code;

The conversion will meet all applicable standards and requirements of the Zoning Code with the exception of the bulk and yard and off-street parking regulations that require a variance as part of this ordinance.

13. the intent and purpose of this Code; and

The Code functions in part to advance the goals of the Comprehensive Master Plan. This conversion aligns with the Comprehensive Master Plan's goal of preserving and enhancing the value of structures, communities, and neighborhoods. This authorization aligns with both objectives by rehabilitating this vacant property with new housing, which will strengthen the Oliver neighborhood.

14. any other matters considered to be in the interest of the general welfare.

The Historic Oliver Community Association supports this conversion.

In addition, 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 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;

The proposed conversion will not be detrimental to or endanger the public health, safety, or welfare. The Historic Oliver Community Association supports this conversion.

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

No law or applicable Urban Renewal Plan precludes this conversion.

3. the authorization would not be contrary to the public interest; and

The Historic Oliver Community Association supports this conversion.

4. the authorization would be in harmony with the purpose and intent of this Code.

The Code functions in part to advance the goals of the Comprehensive Master Plan. This conversion aligns with the Comprehensive Master Plan's goal of preserving and enhancing the value of structures, communities, and neighborhoods. This authorization aligns with both objectives by rehabilitating this vacant property with new housing, which will strengthen the Oliver neighborhood.

Variations Necessary for Conversion of 1730 N. Broadway

Plans require variances from the requirements of ZC § Table 9-401: Rowhouse and Multi-Family Residential Districts—Bulk and Yard Regulations; § 9-703(c), concerning the gross floor area provisions for each unit; and §9-703(f), 16-203, and 16-602, concerning off-street parking.

ZC § 5-308: Variance Approval Standards

Granting a variance requires the City Council find in part that, because of the structure or property's physical surroundings, shape, or conditions, an unnecessary hardship or practical difficulty would result if the Zoning Code were strictly followed. This standard requires applicants establish: (1) uniqueness, (2) an unnecessary hardship or practical difficulty imposed by the Code, and (3) that the uniqueness is the proximate cause of that hardship. The Council must also find that the request meets elements outlined § 5-308(b), addressed at the end of this memorandum.

1. Uniqueness

The 1700 block of North Broadway is mostly occupied, online housing. 1730 N. Broadway is unique because it is vacant. 1730 N. Broadway is also the only irregularly shaped lot on the block. Its rear-yard property line is angled; the others are straight.

2. Practical Difficulty

Rehabilitation will require a full interior demolition of the unusable remains, followed by a complete restoration. This is not economically feasible if the end result is a single-family rowhouse dwelling. A multi-family conversion is necessary to make the rehabilitation work. Because of the restrictions imposed by the dimensions of the lot—which limits the number of cars that can park on the premises and affects density measurements—variances are necessary for the proposed conversion to be approved.

3. Uniqueness as the Proximate Cause of Hardship or Difficulty

The property's odd configuration makes it challenging to meet the gross floor area requirements required by § 9-703(c). The building's present condition requires a variance from the minimum lot size requirements because the work necessary requires a conversion to make the project economically feasible.

Summary and Conclusion

This legislation will allow for the redevelopment of a long-vacant rowhouse in the Oliver neighborhood. The developer has earned support from the Historic Oliver Community Association for this conversion. Variances are necessary to successfully rehabilitate and convert the building from a single-family dwelling to a multi-family dwelling with three units. For these reasons, the legislation should be recommended for approval.

Historic Rehabilitation and Restoration Tax Credit Application update Preliminary Approval

1 message

Tax.Credits@baltimorecity.gov <Tax.Credits@baltimorecity.gov>

Tue, Mar 26, 2024 at 2:51 PM

To: alex@intentusgrp.com

Brandon M. Scott
Mayor



Chris Ryer
Director

3/26/2024
Alexander Zemicheal
4752 Warm Hearth Cir
Fairfax, VA 22022

Re: 1730 N BROADWAY / 1109-053 / Baltimore East/South Clifton Park Historic District, National Heritage Area
Historic Rehabilitation and Restoration Tax Credit Application

Dear Applicant,

The Baltimore City Commission for Historical and Architectural Preservation (CHAP) has received and reviewed your plans for the proposed rehabilitation work at the above mentioned property, located within the "Baltimore East/South Clifton Park Historic District, National Heritage Area".

I have determined that your project plans as submitted are in compliance with CHAP's architectural guidelines and you are hereby issued a preliminary, conditional approval. If there are any changes in your plans as currently presented, please notify me at once and request an updated review; changes of plans and specifications not approved by CHAP may jeopardize your eligibility for this program.

Pre-improvement Appraisal: \$105,000.00

Project Certification: Please notify the Commission upon completion of your restoration work, by submitting photo- and cost documentation, as well as a copy of your building permit(s), as indicated on the application; all subject to CHAP verification.

A written certification of your project will be issued upon completion of a final CHAP review. Only certified projects which comply with the CHAP architectural guidelines and requirements (<http://www.baltimorecity.gov/Government/BoardsandCommissions/HistoricalArchitecturalPreservation.aspx>) and the Rules & Regulations from the Department of Finance will be eligible for the historic tax credit.

Sincerely,

Historic Tax Credit Program Administrator
Baltimore City Commission for Historical and Architectural Preservation (CHAP)
HistoricTaxCredit@baltimorecity.gov

Credit Application ID: 66480

KEEP A COPY OF THIS LETTER FOR YOUR RECORDS

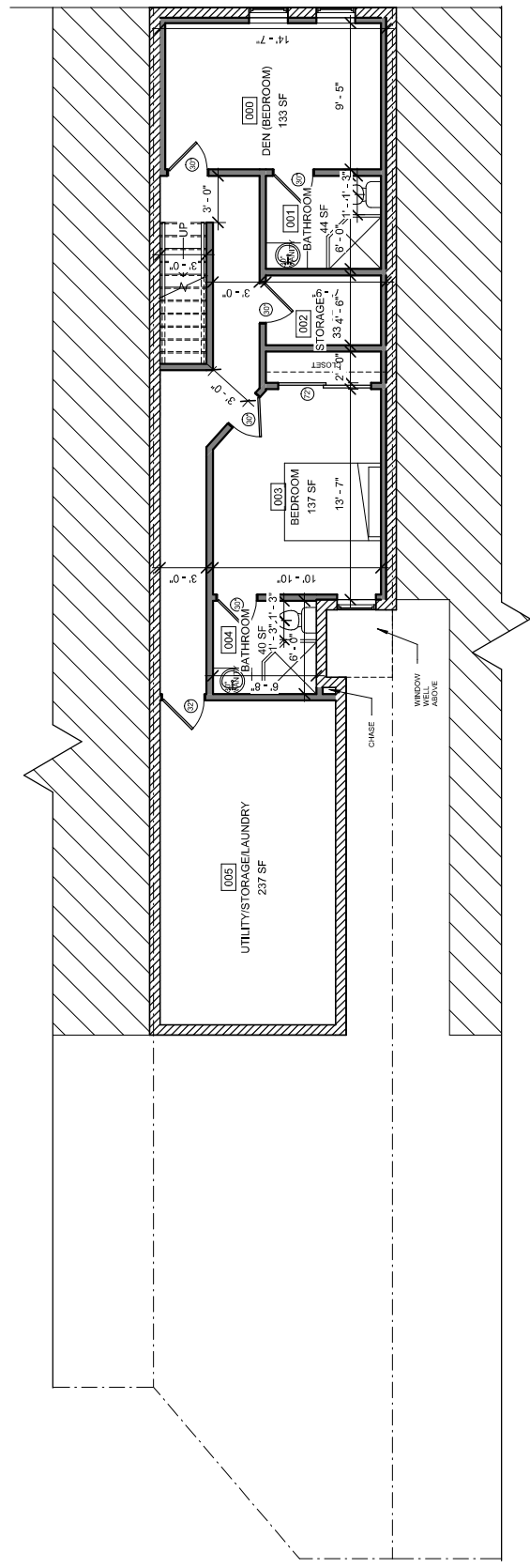
Commission for Historical & Architectural Preservation
Charles L. Benton, Jr. Building
417 East Fayette Street Eighth Floor
Baltimore, MD 21202-3416
Plan Preserve Prosper



GENERAL CONTRACTOR
 1730 N BROADWAY
 BALTIMORE, MD 21201
 PHONE: (410) 524-1100
 FAX: (410) 524-1101
 WWW.CA-CORP.COM

ARCHITECT
 1730 N BROADWAY
 BALTIMORE, MD 21201
 PHONE: (410) 524-1100
 FAX: (410) 524-1101
 WWW.CA-CORP.COM

1730 N BROADWAY



(B) Basement Proposed
 3/16" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE.
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE.
- DOOR TYPE SYMBOL (36) DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

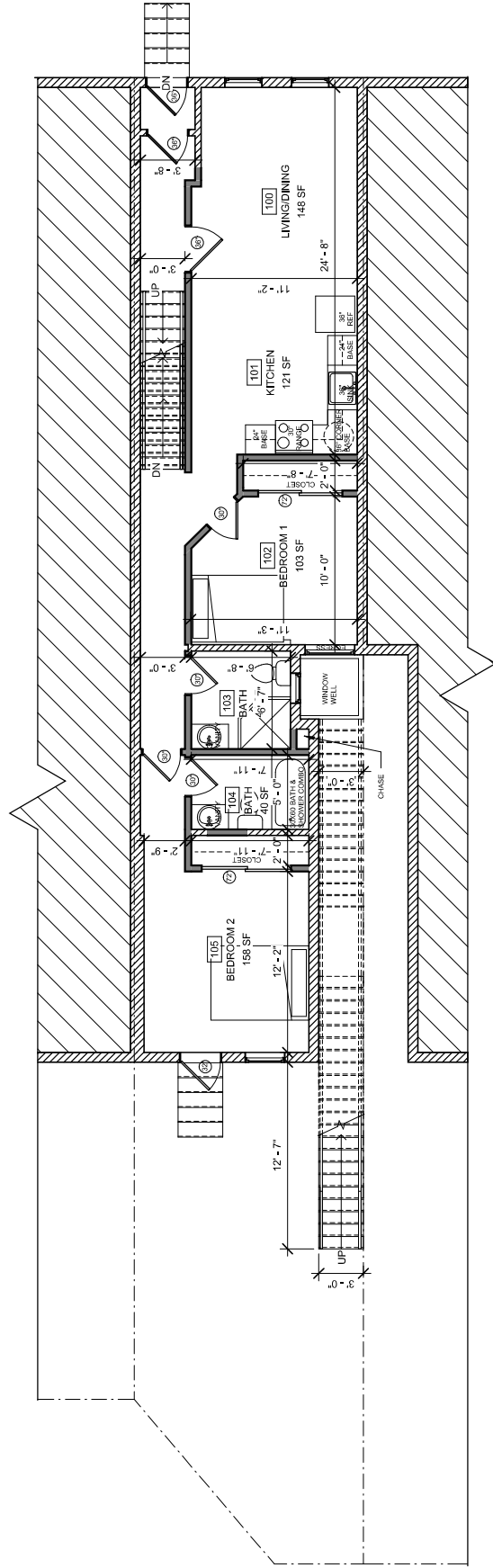
WALL LEGEND

- NEW PARTITION
- EXISTING PARTITION
- NOT IN SCOPE
- DEMO PARTITION
- FR. PARTITION

BASEMENT PLAN

0001-A-A1

3/16" = 1'-0"



① First Floor Proposed
3/16" = 1'-0"

WALL LEGEND

- NEW PARTITION
- EXISTING PARTITION
- NOT IN SCOPE
- DEMO PARTITION
- FR. PARTITION

GENERAL NOTES

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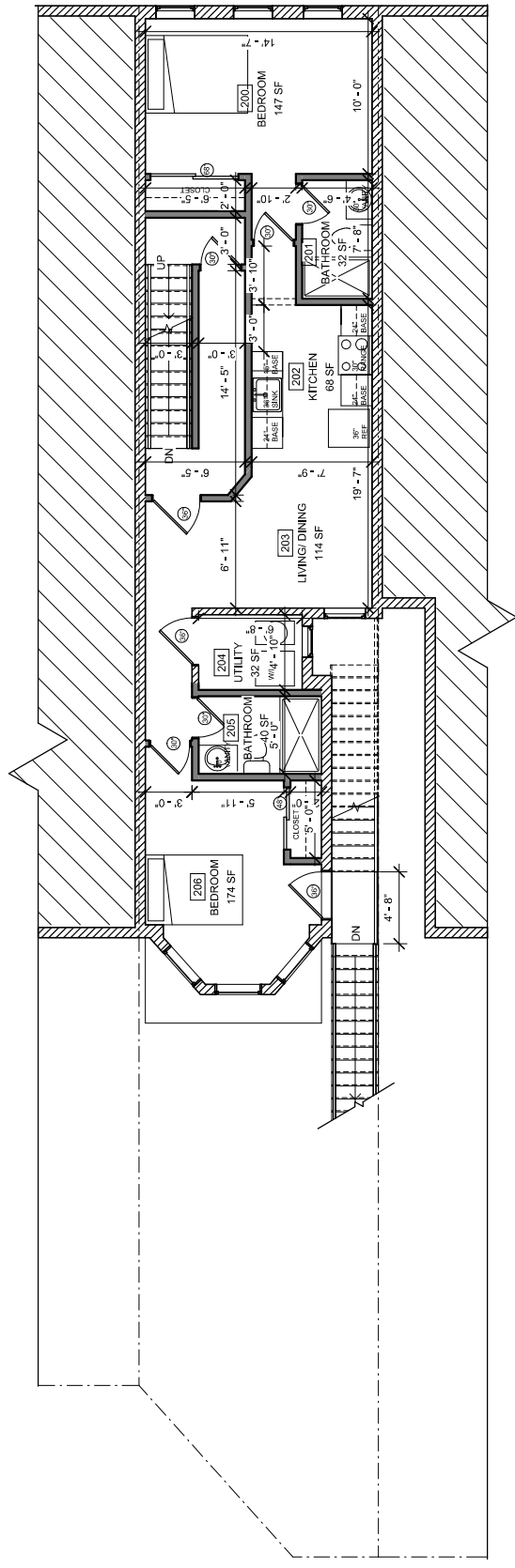


GENERAL CONTRACTOR
 1730 N BROADWAY
 BALTIMORE, MD 21201
 PHONE: (410) 528-1234
 FAX: (410) 528-1235
 WWW: www.ca.com

ARCHITECT
 1730 N BROADWAY
 BALTIMORE, MD 21201
 PHONE: (410) 528-1234
 FAX: (410) 528-1235
 WWW: www.ca.com

DATE: 08/15/2017
 DRAWING NO: 0003-A-13
 SHEET NO: 31 OF 42

1730 N BROADWAY



2 Second Floor Proposed
 3/16" = 1'-0"

WALL LEGEND

	NEW PARTITION
	EXISTING PARTITION
	FR. PARTITION
	NOT IN SCOPE

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0003-A-13
 SECOND FLOOR PLAN

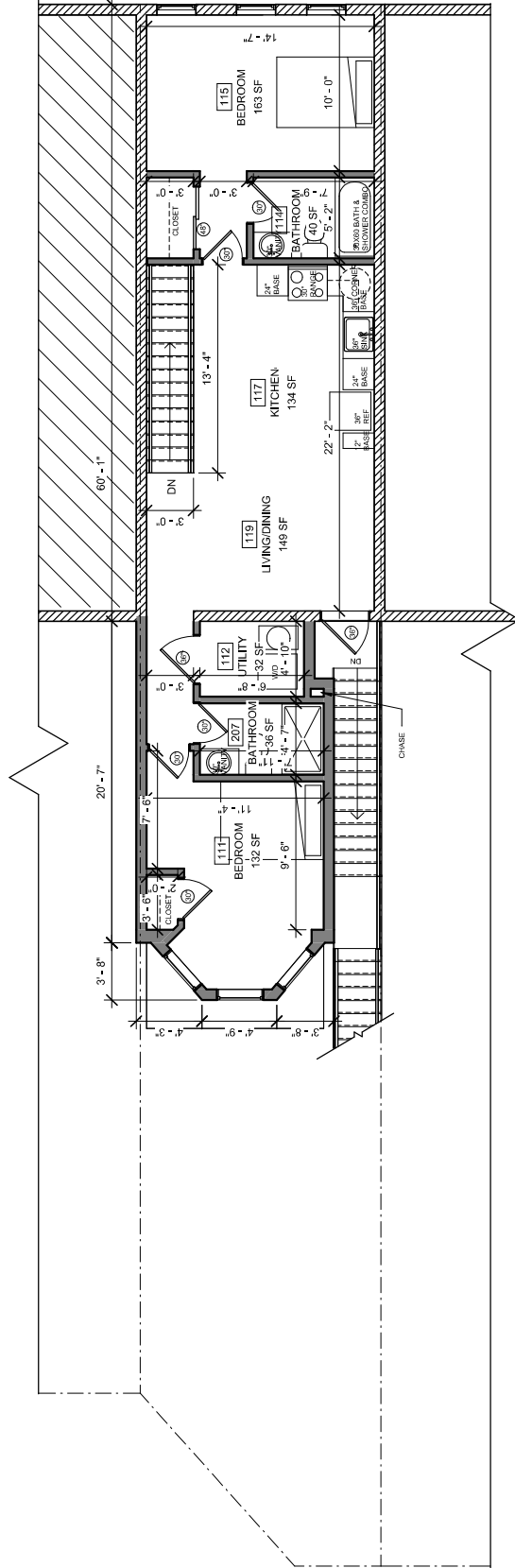


GENERAL CONTRACTOR
 1730 N BROADWAY
 BALTIMORE, MD 21201
 PHONE: (410) 524-4444
 FAX: (410) 524-4444

ARCHITECT
 1730 N BROADWAY
 BALTIMORE, MD 21201
 PHONE: (410) 524-4444
 FAX: (410) 524-4444

1730 N BROADWAY

THIRD FLOOR
 PLAN
 0004-A-44



3 Third Floor Proposed
 3/16 = 1'-0"

WALL LEGEND

- NEW PARTITION
- EXISTING PARTITION
- NOT IN SCOPE
- DEMO PARTITION
- FR. PARTITION

GENERAL NOTES

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GENERAL CONTRACTOR
 1730 N BROADWAY
 SUITE 200
 CHICAGO, IL 60610
 PHONE: (773) 462-1234
 FAX: (773) 462-1235
 WWW.CA.COM

ARCHITECT
 1730 N BROADWAY
 SUITE 200
 CHICAGO, IL 60610
 PHONE: (773) 462-1234
 FAX: (773) 462-1235
 WWW.AA.COM

DATE: 10/15/2010

SCALE: 1/8" = 1'-0"

1730 N BROADWAY

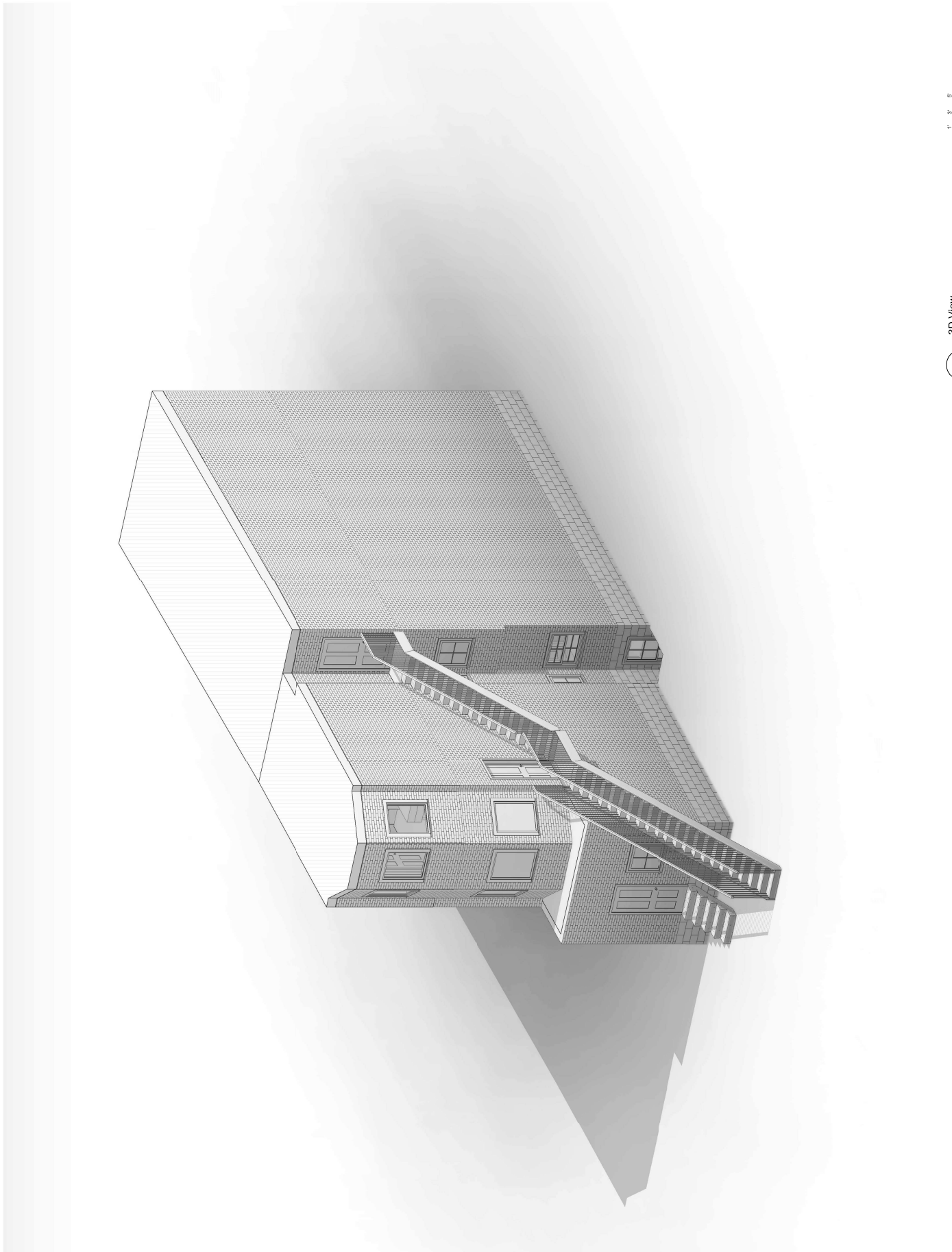
PROJECT NO: 0000-G-G2

DATE: 10/15/2010

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/2010
2	ISSUED FOR CONSTRUCTION	
3	ISSUED FOR OCCUPANCY	
4	ISSUED FOR ARCHIVE	
5	ISSUED FOR ARCHIVE	
6	ISSUED FOR ARCHIVE	
7	ISSUED FOR ARCHIVE	
8	ISSUED FOR ARCHIVE	
9	ISSUED FOR ARCHIVE	
10	ISSUED FOR ARCHIVE	
11	ISSUED FOR ARCHIVE	
12	ISSUED FOR ARCHIVE	

DATE: 10/15/2010

PROJECT NO: 0000-G-G2



1 3D View



MEMORANDUM

DATE: August 27th, 2024
TO: Ways and Means Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 24-0572

A handwritten signature in black ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0572 introduced by Councilmember Stokes.

PURPOSE

This bill proposes that permission be granted for the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053).

BRIEF HISTORY

As noted, the property is in the R-8 district in the Oliver neighborhood. The zone is intended to maintain the traditional form of urban rowhouse development. According to the zoning code, the R-8 district is less restrictive and accommodates other residential types. The proposed conversion will result in the potential for additional residents to live in the neighborhood while maintaining the existing structure.

FISCAL IMPACT

None.

AGENCY POSITION


The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0572. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnella, Mayor's Office of Government Relations

MJF



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	September 10, 2024
SUBJECT	24-0572 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

The Honorable President and
Members of the City Council
City Hall, Room 400

09/10/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0572 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 1730 North Broadway for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), 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.

If enacted, City Council Bill 24-0572 would grant a conditional use conversion of a single-family dwelling unit to 3 dwelling units with variances from certain bulk regulations, including lot area size, gross floor area per unit type, and off-street parking requirements for the property located at 1730 North Broadway. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis



At its regular meeting of August 22, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of a single-family dwelling unit into 3 dwelling units within the R-8 Zoning District would not endanger public health, safety, or

welfare. The Commission also found that the public interest would be served through the renovation of a vacant home and its return to productive use.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas but is located within a Community Development Zone and is immediately west of the Broadway East Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use conversion may help increase rental housing opportunities within the Oliver neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0572.

F R O M	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	City Council Bill #24-0572 - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 1730 North Broadway		

TO: The Honorable Nick J. Mosby, President
And All Members of the Baltimore City Council
City Hall, Room 408

DATE: July 30, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0572. The location must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The location shall comply with the Building, Fire, and Related Codes of Baltimore City 2021 Edition (As enacted by Ord. 24-341 on May 22, 2024) and applicable Maryland laws.

The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The location may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.

JW/abl



BRANDON M. SCOTT
MAYOR
*100 Holliday Street, Room 250
Baltimore, Maryland 21202*

TO	The Honorable President and Members of the Baltimore City Council
FROM	Corren Johnson, Director – Department of Transportation
DATE	August 7, 2024
SUBJECT	24-0572 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 1730 North Broadway

Position: No Objection

Introduction

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

DOT Analysis

Council Bill 24-0572 would allow for the single-family property at 1730 North Broadway to house three dwelling units. The property is just south of North Avenue and the surrounding area has historically faced property vacancy issues. The property is close to high-frequency bus transit and is a mile north of the Johns Hopkins medical campus. Supporting efforts to redevelop properties may contribute to the long-term redevelopment of the neighborhood while addressing the growing demand for housing in the area. The Department will work with the property owner to address changing needs associated with redevelopment, as needed.

Conclusion

The Department projects no fiscal or operational impact and has no objection to the advancement of Council Bill 24-0572.

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: August 13, 2024
RE: City Council Bill 24-0572



I am herein reporting on City Council Bill 24-0572, introduced by Councilmember Stokes at the request of AB Associates.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), 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.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is located where the PABC does not administer any on-street parking programs. PABC investigated parking availability around the property including the alley and rear portion of the property in August 2024. Unregulated on-street parking is available around the property. According to the Zoning Administrator Memo dated April 26, 2024, for three dwelling units at least two off-street parking spaces are required. None are provided as proposed nor are any possible with the current site configuration. However, there is sufficient on-street parking to accommodate demand.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0572.



**Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147**

Ref: 1730 N. Broadway

Date: April 26, 2024

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Convert existing premises into three dwelling units - R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Subsections 9-703(f), (Table 16-401): Off-street parking. For three dwelling units, at least two off-street parking spaces are required. None is provided.
- Subsections 9-703(d), (Table 9-401): Bulk regulations. For three dwelling units, a minimum lot area of 1,875 square feet is required. The existing lot area is approximately 1,464.75 square feet.

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

A handwritten signature in black ink, appearing to read 'Geoffrey M. Veale', is written over a light blue horizontal line.

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Chase Hoffberger, Applicant
Councilmember Robert Stokes
Department of Planning

Council Bill 24-0572

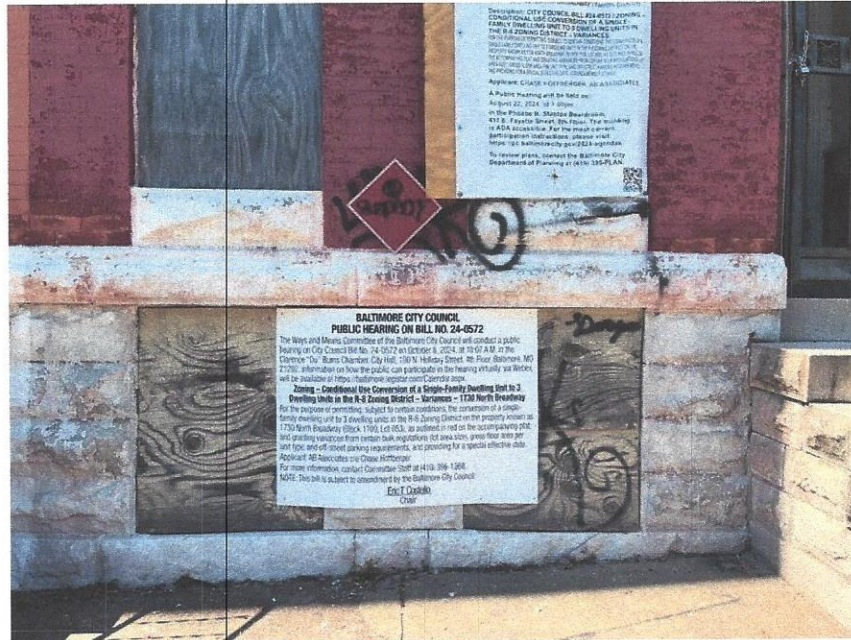
Additional Materials

SEE ATTACHED

Baltimore City Council Certificate of Posting - Public Hearing Notice

Today's Date: September 16, 2024,

City Council Bill No.: 24-0572



1730 North Broadway (1 of 2)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

Address: 1730 North Broadway

Date Posted: September 15, 2024

Name: AB Associates c/o Chase Hoffberger

Address: 225 E. Redwood Street, suite 400G

Baltimore, Md. 21202

Telephone: 512-536-0763

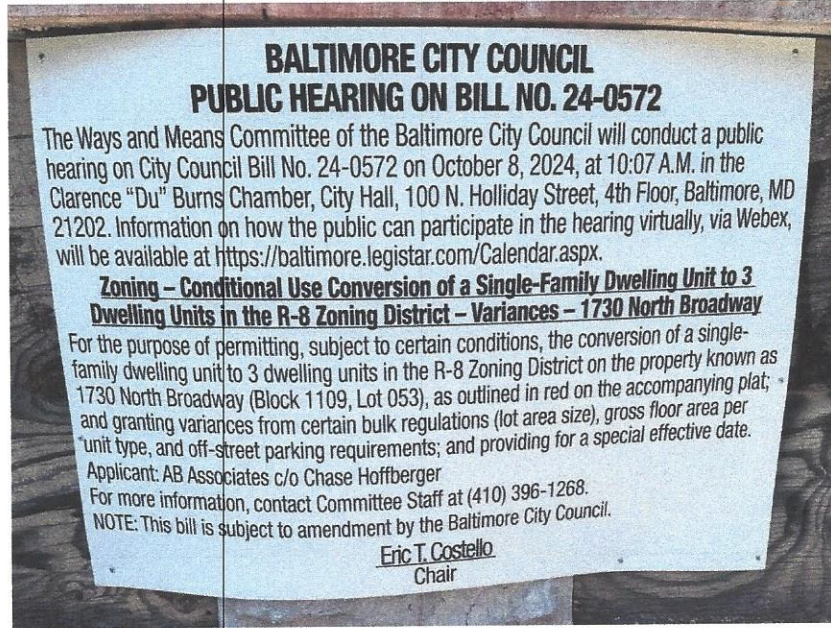
R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: September 16, 2024,

City Council Bill No.: 24-0572



1730 North Broadway (2 of 2 - close up of wording)

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Address: 1730 North Broadway

Date Posted: September 15, 2024

Name: AB Associates c/o Chase Hoffberger

Address: 225 E. Redwood Street, suite 400G

Baltimore, Md. 21202

Telephone: 512-536-0763



R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

{Property Address; Block 1109, Lot 053}

1. Applicant's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

2. All Proposed Zoning Changes for the Property:

3. All Intended Uses of the Property:

4. Current Owner's Contact Information:

Name:

Mailing Address:

Telephone Number:

Email Address:

5. Property Acquisition:

The property was acquired by the current owner on _____ by deed recorded in the
Land Records of Baltimore City in Liber _____ Folio _____ .

6. Contract Contingency:

(a) There is _____ is not _____ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

(ii) The purpose, nature, and effect of the contract are:

7. Agency:

(a) The applicant is is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

AFFIDAVIT

I, _____, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

Chase Hoffberger

Applicant's signature

Date



Chase Hoffberger <chase.hoffberger@gmail.com>

Letter of support for 1730 N. Broadway Avenue development

Pam Moore <pam.moore@baltimore-oliver.org>

Wed, Jun 26, 2024 at 2:08 PM

To: "Stokes, Robert (City Council)" <Robert.Stokes@baltimorecity.gov>

Cc: BOCA Development <development@baltimore-oliver.org>, "Messer, Nicole M. (City Council)" <nicole.messer@baltimorecity.gov>, Chase Hoffberger <chase.hoffberger@gmail.com>

Dear Councilman Stokes:

This email serves as our letter of support for Samson Kabreab and Alex Zemicheal's proposal to convert [1730 N. Broadway Avenue](#) from single-family status to a multi-family property, requiring an ordinance for conditional use authorization by the Mayor and City Council. Messrs. Kabreab and Zemicheal intend to redevelop this currently vacant property as three units. The Historic Oliver Community Association believes that this will be a positive development for the Oliver community.

Our review of proposals for these types of conversions are substantive. We meet with the prospective developer and require their population of a detailed intake form. Following delivery of that intake form, we review their company materials to determine whether a more thorough review is worthwhile. We meet with the developer onsite at one of their completed developed properties to review the quality of their work, and we require that the developer provide a reference of an individual that currently lives at a property that they have redeveloped. We also speak with the immediate neighbors of the prospective redevelopment to assess their perspective on the conversion. We then take our findings to our board for deliberation and a determination of whether we wish to support the project. The whole process can take two months.

In this instance, we were impressed with the work that this development team has already accomplished in East Baltimore and believe that they will do good work in the Oliver community on this redevelopment. They were very transparent about the project and willing to talk through any questions we posed. We are pleased to support their pursuit of a conversion bill.

Let me know if you have any questions or concerns.

Pam Moore

President

Historic Oliver Community Association

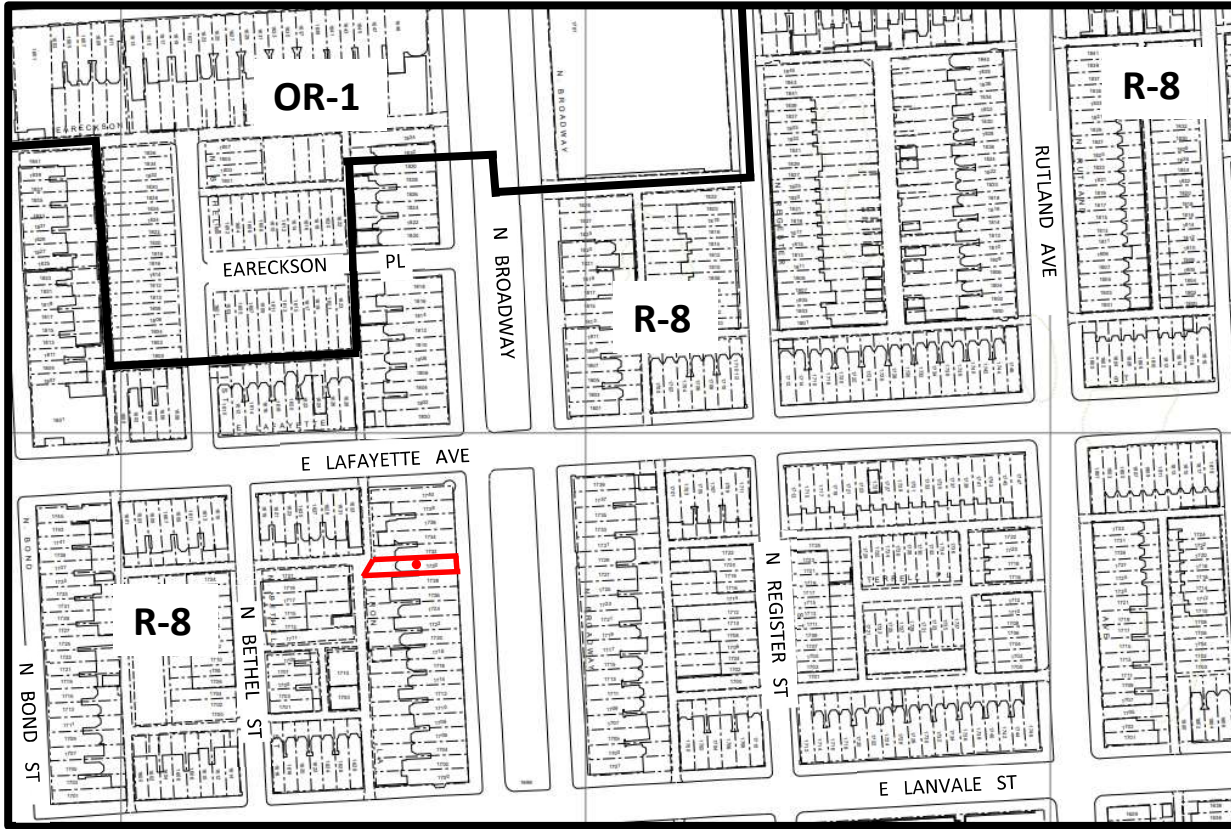
www.myOliver.org A National Register of Historic Places

Development@Baltimore-Oliver.org - Development Inquiries

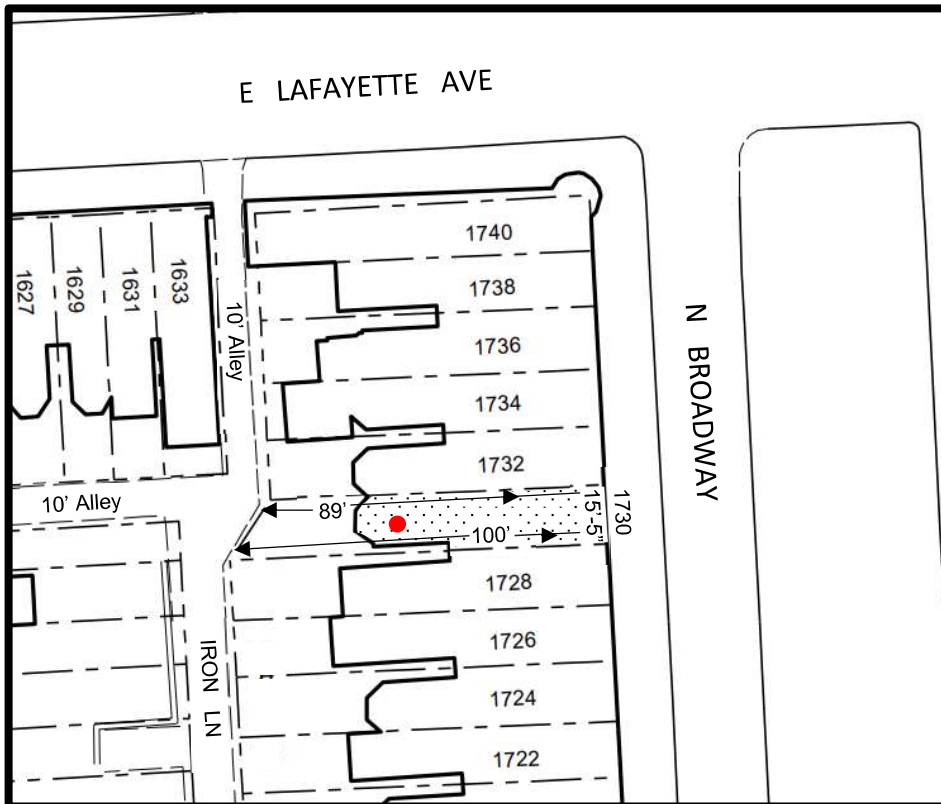
Info@Baltimore-oliver.org - General Inquiries

Follow us on [Facebook](#)

SHEET NO. 47 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1730 NORTH BROADWAY. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 8 SECTION 5
BLOCK 1109 LOT 53

MAYOR

PRESIDENT CITY COUNCIL

Scale: 1" = 50'



CARBALLO ARCHITECTURE
 1518 ALICEANNA ST.
 BALTIMORE, MD 21231
 (410) 963-1077
 ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT FOR ARCHITECTURE DESIGN, MD Lic # 15709

PROFESSIONAL CERTIFICATION:
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 15709, EXPIRATION DATE 3/27/2025.

CONSULTANTS:

MEP:

STRUCTURAL:

1730 N BROADWAY

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV. NO.	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
△		
△		

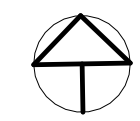
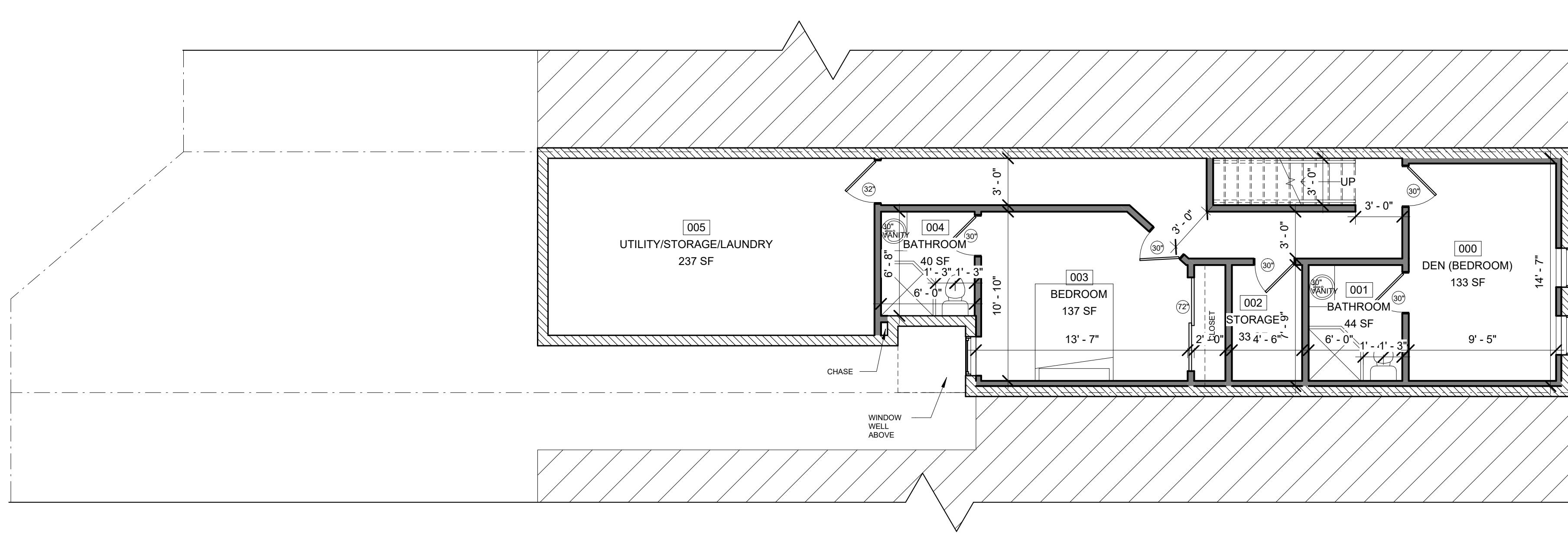
SHEET NAME

BASEMENT PLAN

SHEET NUMBER



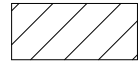

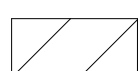
0001-A-A1

3/16" = 1'-0"



B Basement Proposed
 3/16" = 1'-0"

WALL LEGEND

	NEW PARTITION		DEMO PARTITION
	EXISTING PARTITION		FR. PARTITION
	NOT IN SCOPE		

GENERAL NOTES

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- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
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- DOOR TYPE SYMBOL $\textcircled{36}$ DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.



CARBALLO ARCHITECTURE

1518 ALICEANNA ST.
BALTIMORE, MD 21231
(410) 963-1077
ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN
MD Lic # 15709

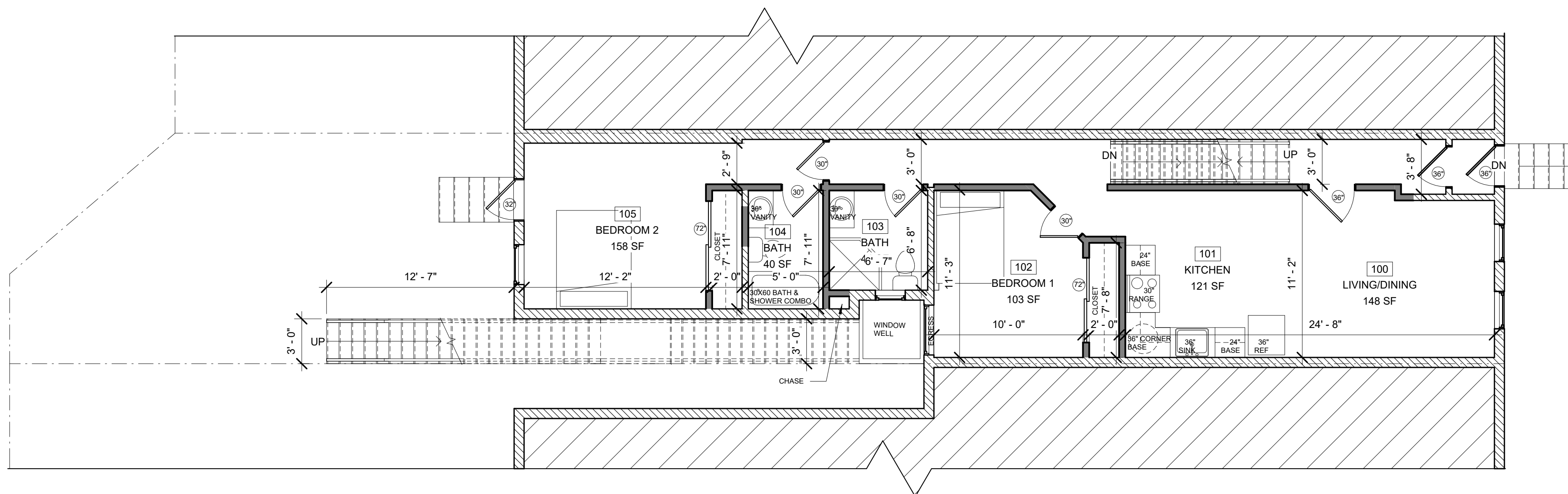
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 15709,
EXPIRATION DATE 3/27/2025.

CONSULTANTS:

MEP:


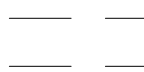
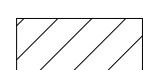


STRUCTURAL:

1730 N BROADWAY



1 First Floor Proposed
3/16" = 1'-0"

WALL LEGEND

	NEW PARTITION		DEMO PARTITION
	EXISTING PARTITION		FR. PARTITION
	NOT IN SCOPE		

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL $\textcircled{36}$ DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV No.	DESCRIPTION	DATE
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△		

SHEET NAME

FIRST FLOOR

SHEET NUMBER

0002-A=A2



CARBALLO ARCHITECTURE

1518 ALICEANNA ST.
BALTIMORE, MD 21231
(410) 963-1077
ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN
MD Lic # 15709

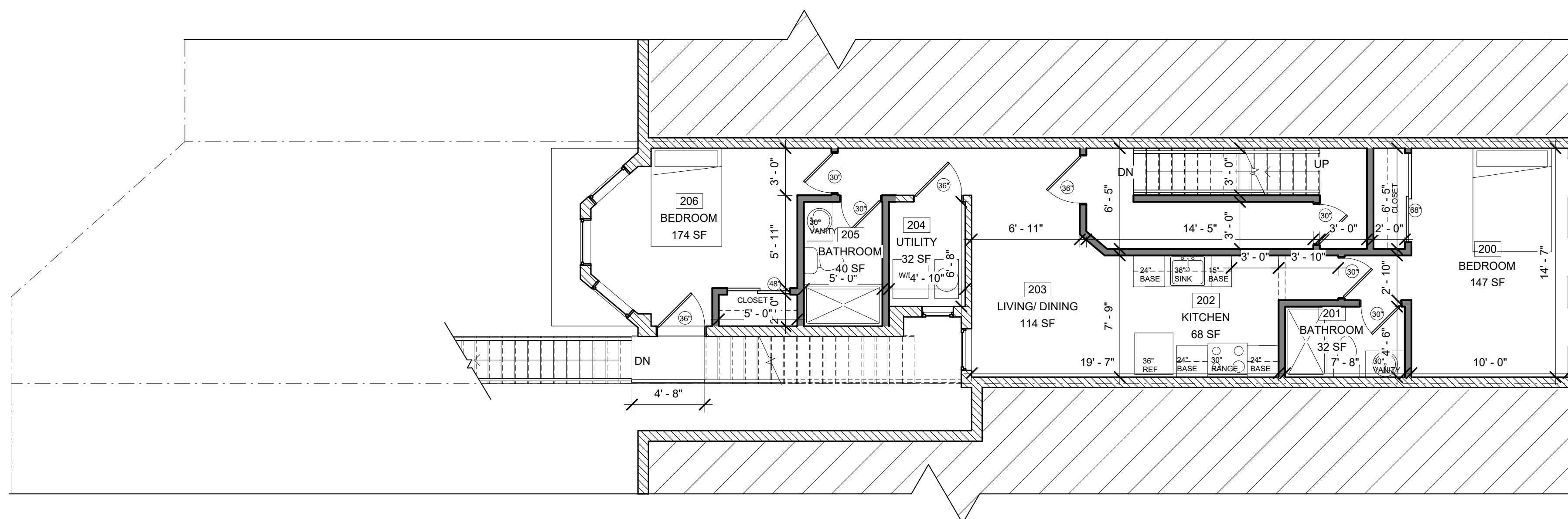
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 15709,
EXPIRATION DATE 3/27/2025.

CONSULTANTS:

MEP:

STRUCTURAL:

1730 N BROADWAY



② Second Floor Proposed
3/16" = 1'-0"

WALL LEGEND

	NEW PARTITION		DEMO PARTITION
	EXISTING PARTITION		FR. PARTITION
	NOT IN SCOPE		

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
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- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL $\textcircled{36}$ DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

OWNERSHIP INFO

Client

Author

Checker

Project Status

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SHEET NAME

SECOND FLOOR PLAN

SHEET NUMBER

0003-A=A3



CARBALLO ARCHITECTURE

1518 ALICEANNA ST.
BALTIMORE, MD 21231
(410) 963-1077
ADAM CARBALLO - ARCHITECT

CONTRACT DOCUMENTS HAVE BEEN PREPARED BY
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN
MD Lic # 15709

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THE STATE OF MARYLAND, LICENSE NUMBER 15709,
EXPIRATION DATE 3/27/2025.

CONSULTANT:

MEP:

STRUCTURAL:

1730 N BROADWAY

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV. NO.	DESCRIPTION	DATE
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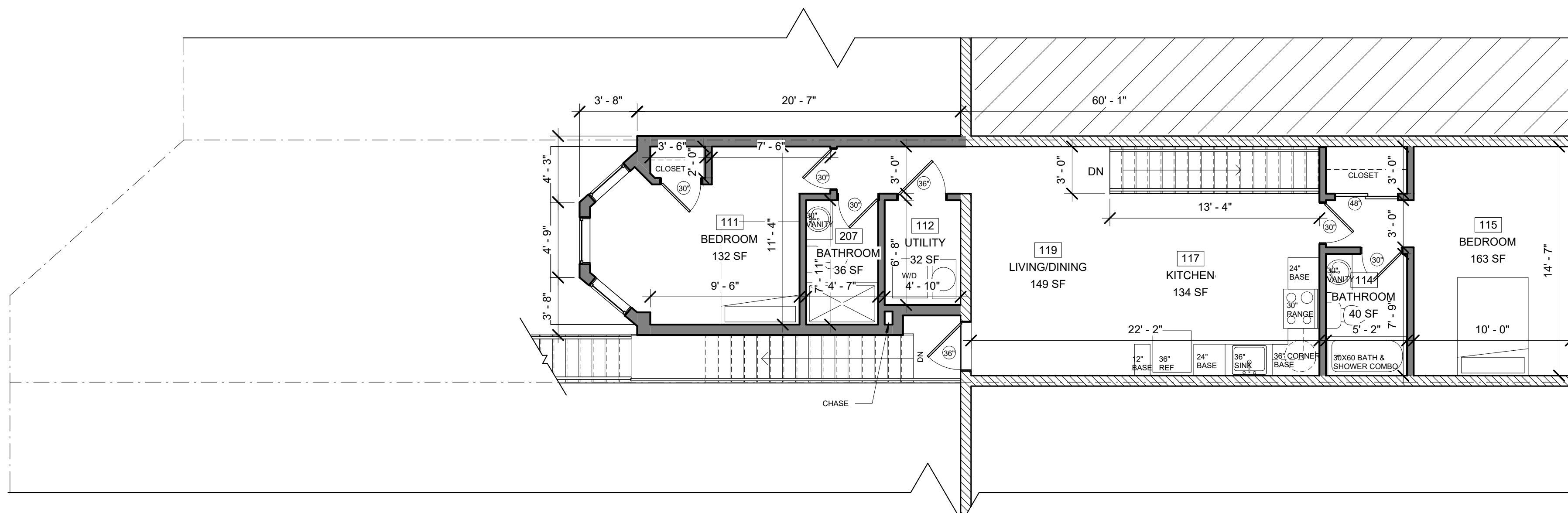
SHEET NAME

THIRD FLOOR
PLAN

SHEET NUMBER

0004-A=A4

3/16" = 1'-0"



③ Third Floor Proposed
3/16" = 1'-0"

WALL LEGEND		GENERAL NOTES	
	NEW PARTITION		DEMO PARTITION
	EXISTING PARTITION		FR. PARTITION
	NOT IN SCOPE		
		- DO NOT SCALE DRAWINGS. - CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES. - CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND. - INTERIOR FINISHES ARE CLIENT'S CHOICE - INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE - DOOR TYPE SYMBOL DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.	



CARBALLO ARCHITECTURE
 1518 ALICEANNA ST.
 BALTIMORE, MD 21231
 (410) 963-1077
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 THE STATE OF MARYLAND, LICENSE NUMBER 10709,
 EXPIRATION DATE 3 / 27 / 2025.

CONSULTANTS:

MEP:

STRUCTURAL:

1730 N BROADWAY

OWNERSHIP INFO

Client

Author

Checker

Project Status

REV. No.	DESCRIPTION	DATE
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SHEET NAME

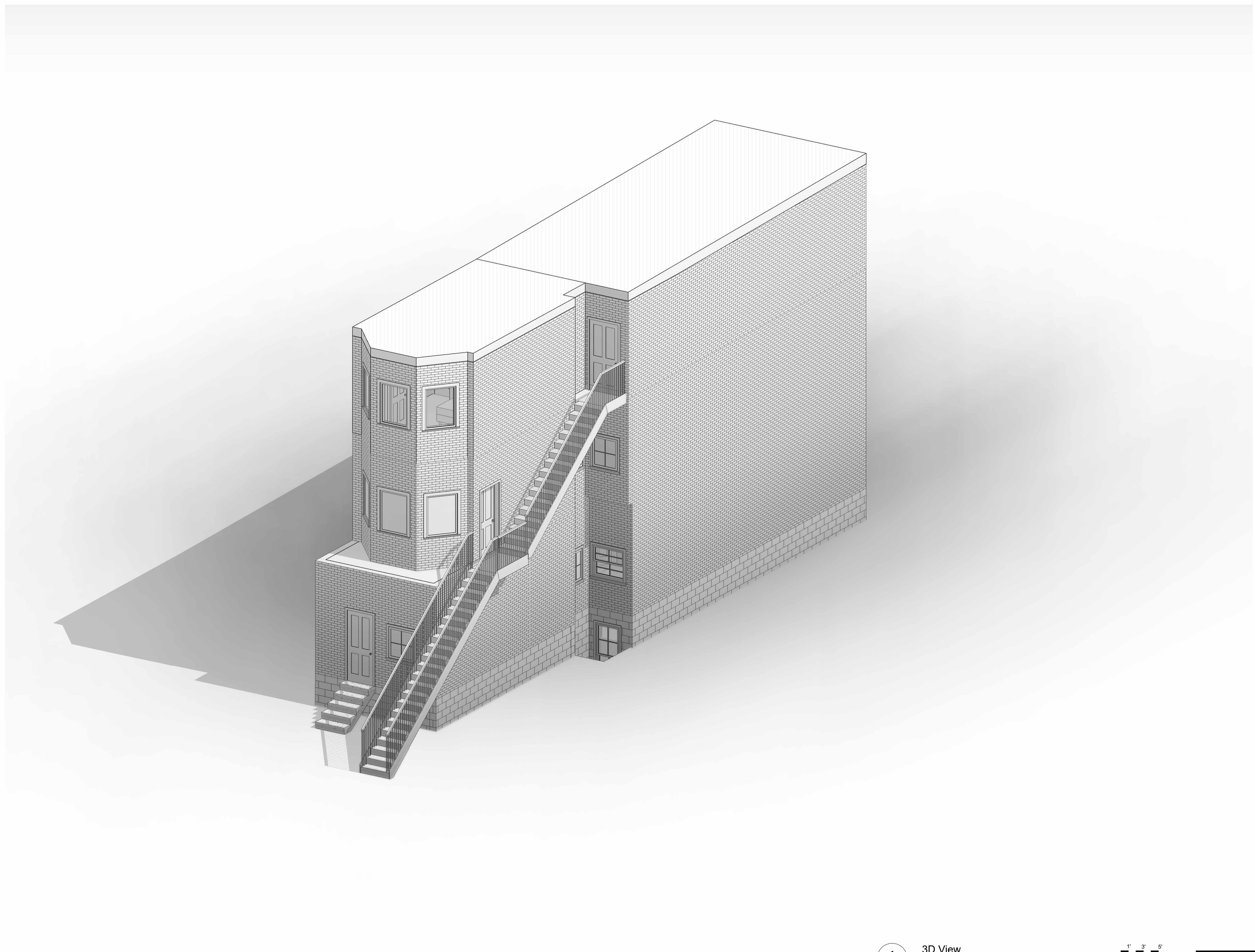
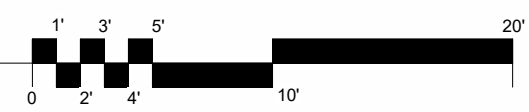
3D View

SHEET NUMBER

0000-G=G2

1

3D View



**CITY OF BALTIMORE
COUNCIL BILL 24-0572
(First Reader)**

Introduced by: Councilmember Stokes

At the request of: AB Associates

Address: c/o Chase Hoffberger

225 E Redwood Street, Suite 400G

Baltimore, Maryland 21201

Telephone: (512) 727-6600

Introduced and read first time: July 22, 2024

Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City, Fire Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
3 **to 3 Dwelling Units in the R-8 Zoning District – Variances**
4 **1730 North Broadway**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as
7 1730 North Broadway (Block 1109, Lot 053), as outlined in red on the accompanying plat;
8 and granting variances from certain bulk regulations (lot area size), gross floor area per unit
9 type, and off-street parking requirements; and providing for a special effective date.

10 BY authority of

11 Article 32 - Zoning

12 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and
13 16-602 (Table 16-406)

14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in
18 the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053),
19 as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
20 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the structure complies with
21 all applicable federal, state, and local licensing and certification requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 24-0572

1 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
2 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted from the requirements of
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts – Bulk and Yard
4 Regulations), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning
5 District, is 1,875 square feet, and the lot area size is 1,465 square feet, thus requiring a variance
6 of approximately 22 percent.

7 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
8 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the
9 requirements of § 9-703(c) for gross floor area per unit type, as 1,000 square feet are required for
10 each 2-bedroom unit, and the proposed 2-bedroom unit on the second floor will be 680 square
11 feet, and the proposed 2-bedroom unit on the third floor will be 760 square feet. The 3-bedroom
12 unit located on the basement and first floor will be 1,560 square feet, satisfying the required gross
13 floor area requirement of 1,250 square feet.

14 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
15 §§ 5-305(a) and 5-308 of Article 32 – Zoning, permission is granted for a variance from the
16 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
17 off-street parking.

18 **SECTION 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

26 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
27 enacted.