

**For Internal Use Only**



**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, November 12, 2024  
10:06 AM**

**COUNCIL CHAMBERS**

**Council Bill #23-0455**

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4  
Dwelling Units in the R-8 Zoning District - 1127 North Caroline Street**

# CITY COUNCIL COMMITTEES

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Sharon Green Middleton, Vice Chair  
Isaac “Yitzy” Schleifer  
Robert Stokes  
Danielle McCray  
*Staff: Marguerite Currin (443-984-3485)*



**BILL SYNOPSIS**

**Committee:** Ways and Means

**Bill 23-0455**

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**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District – 1127 North Caroline Street**

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**Sponsor:** Councilmember Stokes

**Introduced:** November 20, 2023

**Purpose:** For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat; and providing for a special effective date.

**Effective:** Date it is enacted.

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**Agency Reports**

Law Department	Favorable with findings of facts
Department of Housing and Community Development	None as of this writing
Fire Department	Not Opposed
Planning Commission	Favorable
Board of Municipal and Zoning Appeals	None as of this writing
Baltimore Development Corporation	No Objection
Department of Transportation	None as of this writing
Parking Authority of Baltimore City	Favorable

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**Analysis**

**Current Law**

## Article 32 – Zoning

### Sections -5-201(a)

#### *(a) Introduction by ordinance.*

A member of the City Council may introduce a proposed ordinance to expressly approve, authorize, or amend:

- (1) a major variance;
- (2) a conditional use;
- (3) a text amendment;
- (4) a map amendment;
- (5) an educational campus master plan;
- (6) a hospital general development plan;
- (7) an area of special sign control; or
- (8) a planned unit development.

### Sections -9-701

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.

## **Background**

This bill would allow the property at 1127 N. Caroline Street to be converted from a single-family dwelling unit to a 4-unit dwelling.

The property is owned by MKA Rentals, LLC, located in the 12<sup>th</sup> Council District. *See [Certificate of Posting included in this writing for picture of said property.](#)*

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## **Additional Information**

**Fiscal Note:** None

**Information Source(s):** City Code, Bill 23-0455, Baltimore Sun, and all agency reports and correspondence received as of this writing.

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Analysis by: Niya N. Garrett      Direct Inquiries to: (410) 396-1268

Analysis Date: November 7, 2024

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

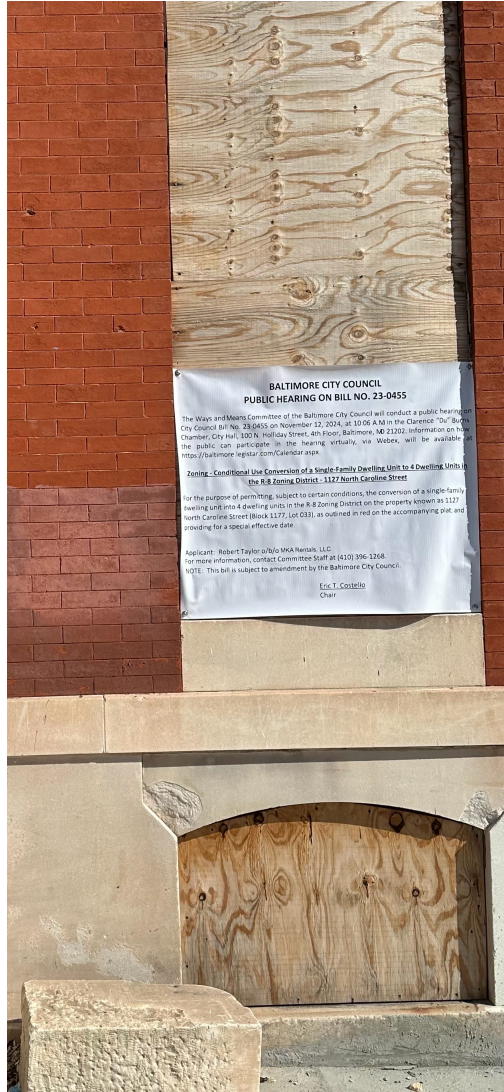
**City Council Bill No.:**

*Today's Date: [Insert Here]*

*(Place a picture of the posted sign in the space below.)*



Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)



**BALTIMORE CITY COUNCIL**  
**PUBLIC HEARING ON BILL NO. 23-0455**

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on the Baltimore City Council Bill No. 23-0455 on November 12, 2024, at 10:00 A.M. in the Clarence "Doc" Butler Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on the public can participate in the hearing virtually, via Webex, will be available at <https://baltimorelegistar.com/Calendar.aspx>.

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - 1127 North Caroline Street**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat and providing for a special effective date.

Applicant: Robert Taylor & Co/MAHatah LLC  
For more information, contact Committee Staff at (410) 396-3264.  
NOTE: This bill is subject to amendment by the Baltimore City Council.

Eric T. Costello  
Chair

Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)



**Address: 1127 N Caroline Street, Baltimore MD 21213**

**Date Posted: 10/17/2024**

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**Name: Robert Taylor**

**Address: 2520 Chestnut Woods Court, Reisterstown, MD 21136**

**Telephone: 443-380-0264**

**Signature:**

A handwritten signature in black ink, appearing to read "R. Taylor", with a stylized flourish at the end.

# **AGENCY REPORTS**

**BILL # 23-0455**

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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

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October 23, 2024

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

Re: City Council Bill 23-0455– Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District – 1127 North Caroline Street

Dear President and City Council Members:

The Law Department reviewed City Council Bill 23-0455 for form and legal sufficiency. The bill would permit the conversion of a single-family dwelling unit to 4 dwelling units at 1127 North Caroline Street (Block 1177, Lot 033), which is in an R-8 Zoning district. The ordinance would take effect on the date of 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). In making these 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 adopted the recommendation of its staff and voted to approve the requested conversion. No variances were requested in the bill. The property at issue is improved with a three-story dwelling unit and is located in the Old East Baltimore National Register Historic District. The Planning Staff report notes that the building has been vacant and boarded up since at least late 2007.

The Planning report states that conversion of this property would improve neighborhood conditions since the structure has been vacant and deteriorating for almost twenty years, and conversion will return the property to productive use. The site is not located in an Urban Renewal Plan area and no other law would preclude the requested conversion.

The Zoning Administrator Memo notes that no variances are required by this bill as the requested conversion will meet all bulk requirements. The Planning Staff report contains the following analysis with respect to the bulk requirements:

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 over 4,000 square feet in gross floor area, which more than satisfies 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 four one-bedroom dwelling units would need a combined 3,000 square feet in gross floor area, which is also met.

Off-Street Parking: If a structure or land changes to a new use, the new use must provide the amount of parking and loading spaces required by this title (§16-204). In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For three additional dwelling units, three parking spaces are required, and three parking spaces will be provided in the rear yard, also satisfying that requirement.

There are no plans in the bill file or notes in the Statement of Intent to indicate how many bedrooms each of the four units would contain. The Planning Staff Report states the bulk requirements for gross floor area for units with differing numbers of bedrooms, and further states that the “proposed four one-bedroom dwelling units would need a combined 3,000 square feet in gross floor area, which is also met.” Assuming each unit will contain one bedroom, the gross floor area requirement is met. There is an express statement that three additional off-street parking spaces would be required and will be provided. The structure more than meets the requirement of having 1,500 square feet of floor area, not including basement space. There is no express statement the structure was originally constructed as a single-family dwelling.

Lastly, the Staff report contains an equity analysis which states that the conversion request is reasonable and that the proposed units will be of a reasonable size. It is further noted that “approval of this bill will allow for needed reinvestment in this long-vacant building, improving conditions in the immediate area.”

### 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 have been met. Assuming the required findings are made, and all procedural requirements are satisfied the Law Department can approve the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Toth", with a horizontal line extending to the right.

Michele Toth  
Assistant Solicitor

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

<b>F R O M</b>	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	City Council Bill #23-0455 – Zoning – Conditional Use Conversion of Single-Family Unit to 4 Dwelling Units in the R-8 Zoning District – 1127 North Caroline Street		


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

DATE: January 10, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 23-0455. 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 2020 Edition (As enacted by Ord. 15-547, and last amended by Ord. 18-1830) 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/kw

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	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 #23-0455 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 4 DWELLING UNITS IN THE R-8 ZONING DISTRICT - 1127 NORTH CAROLINE STREET		

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

DATE: April 19, 2024

At its regular meeting of April 18, 2024, the Planning Commission considered City Council Bill #23-0455, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #23-0455 and adopted the following resolutions, with six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, recommends that City Council Bill #23-0455 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

April 18, 2024

**REQUEST:** City Council Bill #23-0455/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District – 1127 North Caroline Street:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Robert Taylor o/b/o MKA Rentals, LLC

**OWNER:** MKA Rentals, LLC

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

Site Conditions: 1127 North Caroline Street is located on the east side of the street, approximately 30' south of the intersection with East Biddle Street. This property measures approximately 27'6" by 150' and is currently improved with a three-story building measuring approximately 27'6" by 73'8". This site is zoned R-8 and is located within the Old East Baltimore National Register Historic District.

General Area: This property is located on the northern edge of the Gay Street neighborhood, which has a mix of residential and institutional uses. The Buford Drew Jemison Academy is across the street to the west, and Madison Square Park is also on the west side of the street south of the school.

#### **HISTORY**

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

#### **ANALYSIS**

Background: This request is to convert the existing vacant structure into four apartment units, which will allow for the renovation of the building, bringing it back into productive use. A small portion of the first floor will be reserved for a management office. Streetview imagery shows that this building has been vacant and boarded since at least late 2007.

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: Per §5-406 {“Approval standards”} of Article 32 – *Zoning*:

(b) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

- (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.

In staff’s review of this request, we do not believe that this conditional use conversion would endanger the public health, safety, or welfare. In fact, it would likely greatly improve conditions in the immediate neighborhood, given that this structure has been vacant and deteriorating for nearly two decades. This action would not be precluded by any other law, as this site is not located within any Urban Renewal Plan (URP) area. Staff believes that the renovation of this structure and bringing it back into productive use will support the public’s interest. In a letter of referral from the Zoning Administrator, the requested conversion will meet all bulk requirements of the Zoning code, to include the provision of parking, which is uncommon for most conversions. For all of these reasons, staff believes that this request is reasonable, and should be approved.

In the staff’s review of §5-406(b) {“Required considerations”} of Article 32 – *Zoning*, we find that the conversion to four dwelling units in this property will not create any negative impacts in the required findings list below, and so we offer our favorable recommendation.

(b) *Required considerations.*

As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City’s Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;

- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

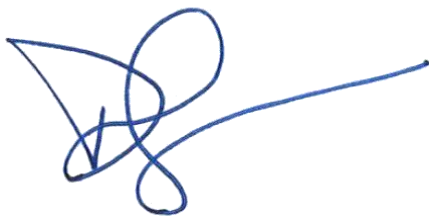
Conversion standards: The existing dwelling must be: (i) a structure originally constructed as a single-family dwelling; and (ii) 1,500 square feet or more in gross floor area, not including any basement area (§9-703.b.). The existing structure contains over 4,000 square feet in gross floor area, which more than satisfies 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 four one-bedroom dwelling units would need a combined 3,000 square feet in gross floor area, which is also met.

Off-Street Parking: If a structure or land changes to a new use, the new use must provide the amount of parking and loading spaces required by this title (§16-204). In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For three additional dwelling units, three parking spaces are required, and three parking spaces will be provided in the rear yard, also satisfying that requirement.

Equity: Staff believes that this conversion is reasonable, that the proposed units will be of a reasonable size, and that approval of this bill will allow for needed reinvestment in this long-vacant building, improving conditions in the immediate area. This action will not have any significant impact on staff time or resources.


Notification: ReBUILD Johnston Square, The People’s Association of Oliver, and the Historic Oliver Community Association have been notified of this action.



**Chris Ryer**  
**Director**



## MEMORANDUM

**DATE:** January 2, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** No Objection  
**SUBJECT:** City Council Bill No. 23-0455 - Zoning – Conditional Use Conversion of a Single-Family Dwelling Unity to 4 Dwelling Units in the R-8 Zoning District – 1127 North Caroline Street

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0455 introduced by Councilmember Robert Stokes.

### **PURPOSE**

This bill would allow for the conditional use conversion of a single-family dwelling unit at 1127 N. Caroline Street to four dwelling units.

### **BRIEF HISTORY**

The property is located near the southeast corner of N. Caroline Street and E. Biddle Street (Block 1177, Lot 033), has a prior use for single-family dwelling, and a variance is needed to convert to a multifamily use. This property is currently zoned R-8.

### **FISCAL IMPACT**

None

### **AGENCY POSITION**

The Baltimore Development Corporation has **no objection** to City Council Bill No. 23-0455. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

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

[MJF]

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: January 24, 2024  
RE: City Council Bill 23-0455



I am herein reporting on City Council Bill 23-0455 introduced by Councilmember Stokes at the request of Robert Taylor o/b/o MKA Rentals, LLC.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat; 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 December 2023. There is a curb cut at the rear of the property to access off-street parking on the parcel. According to the Zoning Administrator Memo dated October 3, 2022, an off-street parking variance is not required for this conversion, as the owner indicated that three off-street parking spaces will be provided in the rear of the property.

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

Based on the comments above, the PABC is favorable to the passage of City Council Bill 23-0455.

# **Additional Materials**

**BILL # 23-0455**

# ZONING ORDINANCE REQUEST

## STATEMENT OF INTENT

FOR

### 1127 N Caroline Street 21213

*{Property Address; Block \_\_\_\_, Lot \_\_\_\_}*

**1. Applicant's Contact Information:**

Name: Robert Taylor OBO MKA Rentals, llc  
Mailing Address: 2520 Chestnut woods court, Reisterstown MD 21136

Telephone Number: 443-380-0264  
Email Address: r.taylorproperties1@gmail.com

**2. All Proposed Zoning Changes for the Property:**

To convert a single-use building into a 4-unit dwelling

**3. All Intended Uses of the Property:**

The property will be converted into a 4-unit dwelling to serve as a long-term residential rental facility, in compliance with Baltimore City's multi-family residential zoning regulations.

**4. Current Owner's Contact Information:**

Name: MKA Rentals, llc  
Mailing Address: 2520 Chestnut Woods Court , Reisterstown MD 21136

Telephone Number: 443-380-0264  
Email Address: mkarental@gmail.com

**5. Property Acquisition:**

The property was acquired by MKA Rentals, LLC the current owner on by deed recorded in the Land Records of Baltimore City in Liber \_\_\_\_\_ Folio \_\_\_\_\_.

**6. Contract Contingency:**

(a) There 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  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, Robert Taylor OBO of MKA Rentals, llc, 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.



\_\_\_\_\_  
Applicant's signature

**10/14/2023**

\_\_\_\_\_  
Date





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

Ref: 1127 North Caroline Street

Date: October 03, 2022

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 four 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 no variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval. Four dwelling units are being proposed. The lot area for the parcel is approximately 4,125 square feet, enough for four dwelling units. The applicant has indicated three off-street parking spaces will be provided in the rear of the property, which would meet the off-street parking requirement.

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

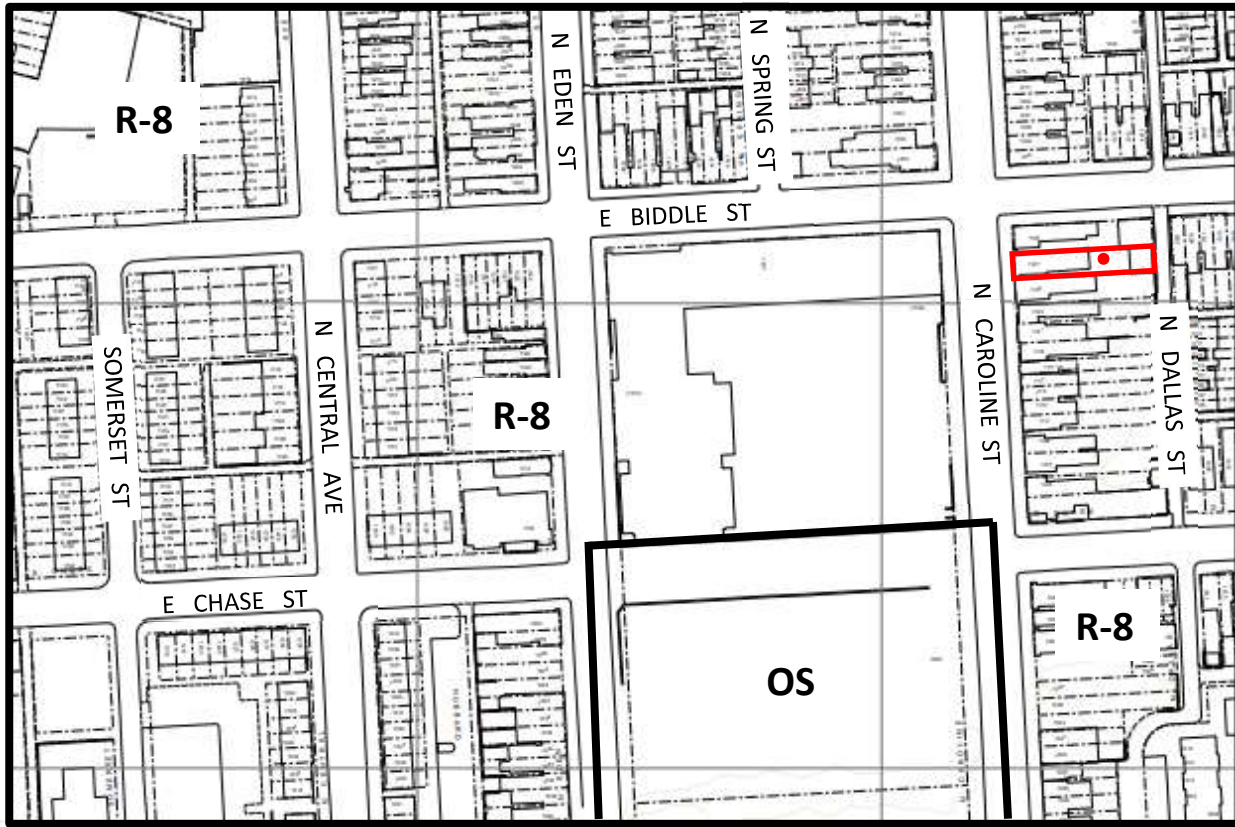
Respectfully,

A handwritten signature in blue ink, appearing to read 'G. Veale', is written over a horizontal line.

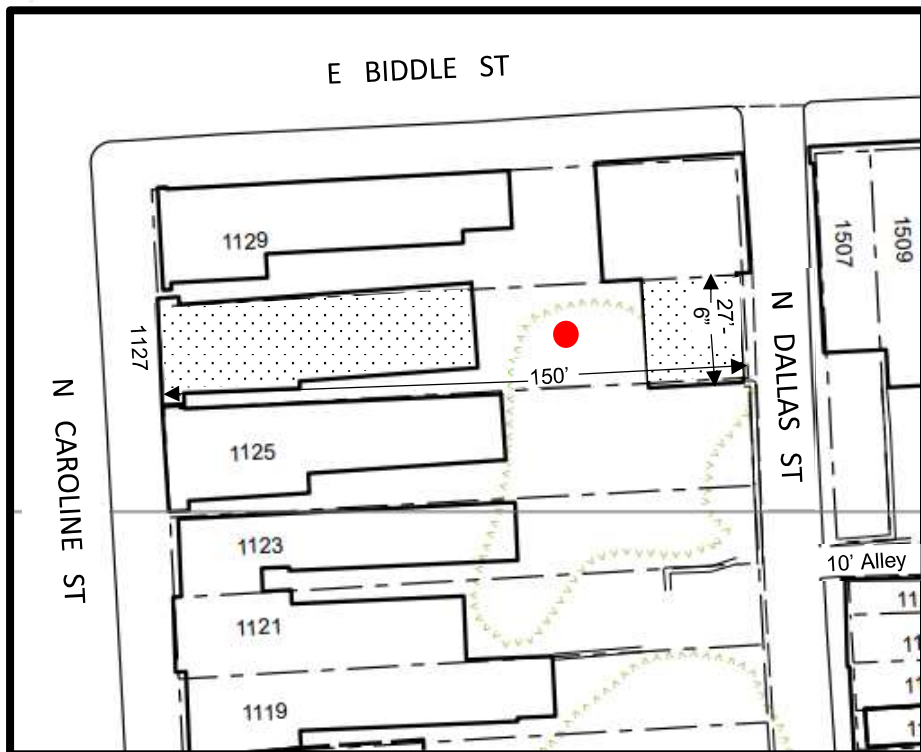
Geoffrey M. Veale  
Zoning Administrator

cc: Department of Legislative Reference  
R Taylor Properties, Applicant  
Councilmember Robert Stokes  
Department of Planning

**SHEET NO. 46 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 1127 NORTH CAROLINE STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Four Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 8            SECTION 9  
BLOCK 1177        LOT 33

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

**CITY OF BALTIMORE  
COUNCIL BILL 23-0455  
(First Reader)**

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Introduced by: Councilmember Stokes  
At the request of: Robert Taylor o/b/o MKA Rentals, LLC  
Address: 2520 Chestnut Woods Court, Reisterstown, Maryland 21136  
Telephone: (443) 380-0264

Introduced and read first time: November 20, 2023

Assigned to: Economic and Community Development Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **4 Dwelling Units in the R-8 Zoning District –**  
4 **1127 North Caroline Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as  
7 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying  
8 plat; and providing for a special effective date.

9 BY authority of  
10 Article - Zoning  
11 Section(s) 5-201(a) and 9-701(2)  
12 Baltimore City Revised Code  
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is granted for the conversion of a single-family dwelling unit into 4 dwelling units in  
16 the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot  
17 033), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
18 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
19 with 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 23-0455**

1       **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
8 the Zoning Administrator.

9       **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
10 enacted.