



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0185

**Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 8 Dwelling Units
in the R-8 Zoning District - Variances - 2044 Walbrook Avenue**

Sponsor: Councilmember Torrence

Introduced: December 6, 2021

Purpose:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 8 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023), 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.

Effective: The 30th day after the date it is enacted

Agency Reports

City Solicitor	Favorable
Planning Commission	Favorable / Amendment
Board of Municipal and Zoning Appeals	Defers to Planning
Fire Department	No Objection
Department of Housing and Community Development	No Objection
Baltimore Development Corporation	
Department of Transportation	
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article – Zoning; Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(c); 9-703(f), 16-203, and 16-602 (table 16-406) Baltimore City Revised Code (Edition 2000).

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

The bill would authorize the conversion of a single-family dwelling unit to 8 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023). The property is located on the northeast corner of the intersection with Pulaski Street.

The property lies in the Mondawmin community. The area is predominantly residential with scattered uses such as religious institutions and small-scale commercial uses.

The structure on the site, built in the 19th century, is now vacant. The site is zoned R-8. The property lot measures 18' x 70". The three-story, mixed use residential structure measures approximately 18' x 70'. The building was once used as a tavern, restaurant and single-family dwelling.

The owner is proposing to construct two one-bedroom dwelling units on each floor of the three-story structure including the basement for a total of 8 dwelling units. The owner is requesting variances for the lot size area, floor area and parking spaces requirements.

Amendments

Department of Planning staff is recommending that the bill be amended.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 21-0185

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: March 23, 2022