

Introduced by: Councilmember Pinkett

At the request of: The Druid Heights Community Development Corporation
Address: c/o Johndre Jennings, 2140 McCulloh Street, Baltimore, Maryland 21217
Telephone: 410-523-1350

Prepared by: Department of Legislative Reference

Date: May 9, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0072

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning
Section(s) 3-305(b) and 14-102
Baltimore City Revised Code
(Edition 2000)



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- | | |
|---|---|
| <input type="checkbox"/> Department of Public Works | <input checked="" type="checkbox"/> Baltimore City Public School System |
| <input type="checkbox"/> Department of Real Estate | <input checked="" type="checkbox"/> Baltimore Development Corporation |
| <input type="checkbox"/> Department of Recreation and Parks | <input checked="" type="checkbox"/> City Solicitor |
| <input checked="" type="checkbox"/> Department of Transportation | <input type="checkbox"/> Comptroller's Office |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Department of Audits |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Department of Finance |
| <input type="checkbox"/> Mayor's Office of Employment Development | <input type="checkbox"/> Department of General Services |
| <input type="checkbox"/> Mayor's Office of Human Services | <input checked="" type="checkbox"/> Department of Housing and Community Development |
| <input type="checkbox"/> Mayor's Office of Information Technology | <input type="checkbox"/> Department of Human Resources |
| <input type="checkbox"/> Office of the Mayor | <input type="checkbox"/> Department of Planning |
| <input type="checkbox"/> Police Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Boards and Commissions

- | | |
|---|--|
| <input type="checkbox"/> Environmental Control Board | <input type="checkbox"/> Board of Estimates |
| <input type="checkbox"/> Fire & Police Employees' Retirement System | <input type="checkbox"/> Board of Ethics |
| <input type="checkbox"/> Labor Commissioner | <input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals |
| <input type="checkbox"/> Parking Authority Board | <input type="checkbox"/> Comm. for Historical and Architectural Preservation |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Commission on Sustainability |
| <input type="checkbox"/> Wage Commission | <input type="checkbox"/> Employees' Retirement System |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

CITY OF BALTIMORE
ORDINANCE **17-060**
Council Bill 17-0072

Introduced by: Councilmember Pinkett

At the request of: The Druid Heights Community Development Corporation

Address: c/o Johndre Jennings, 2140 McCulloh Street, Baltimore, Maryland 21217

Telephone: 410-523-1350

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: September 11, 2017

AN ORDINANCE CONCERNING

1 Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

3 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to
4 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as
5 outlined in red on the accompanying plat; and providing for a special effective date.

6 BY authority of

7 Article - Zoning

8 Section(s) 3-305(b) and 14-102

9 Baltimore City Revised Code

10 (Edition 2000)

11 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That
12 permission is granted for the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning
13 District on the property known as 2229 Callow Avenue, as outlined in red on the plat
14 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and
15 14-102, subject to the condition that the building complies with all applicable federal, state, and
16 local licensing and certification requirements.

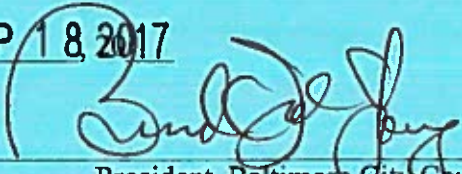
17 SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the
18 accompanying plat and in order to give notice to the agencies that administer the City Zoning
19 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
20 shall sign the plat;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

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 17-0072

1 SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
2 after the date when it is enacted.

Certified as duly passed this _____ day of SEP 18 2017



President, Baltimore City Council

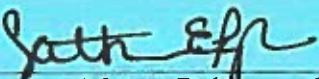
Certified as duly delivered to Her Honor, the Mayor,

this _____ day of SEP 18 2017



Chief Clerk


Approved this 2 day of October, 20 17



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 28th Day of September 2017

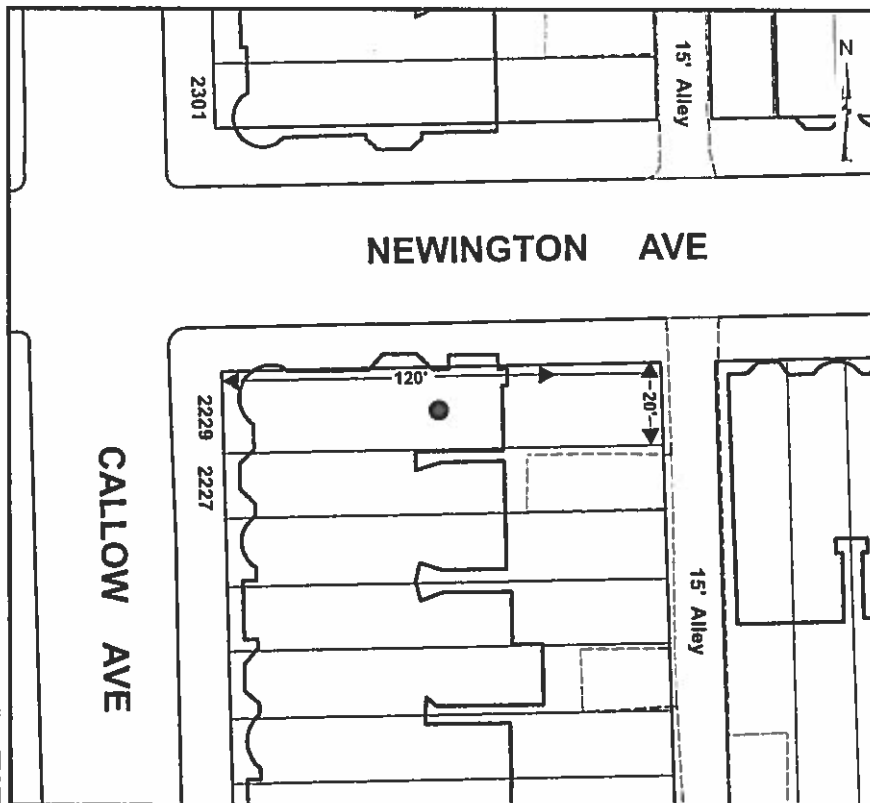


Assistant Solicitor

**SHEET NO. 35 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With Property Known As No. 2229 CALLOW AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A One (1) Family Dwelling Unit To A Two (2) Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 11
BLOCK 3446 LOT 67

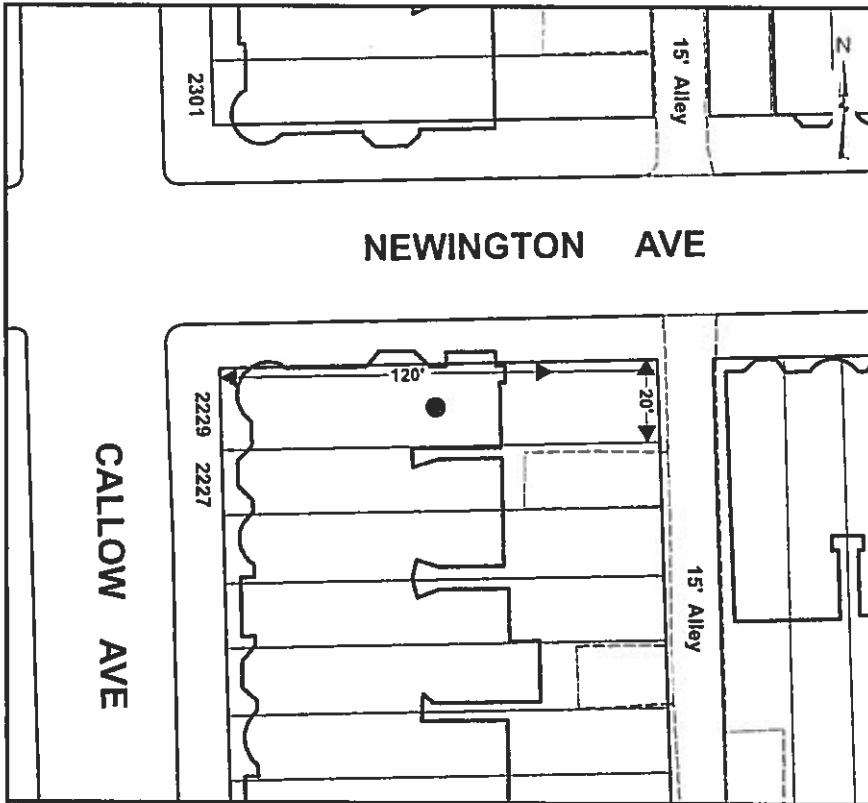
Catherine Pyle
MAYOR

Paul J. Jay
PRESIDENT CITY COUNCIL

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Scale: 1" = 50'

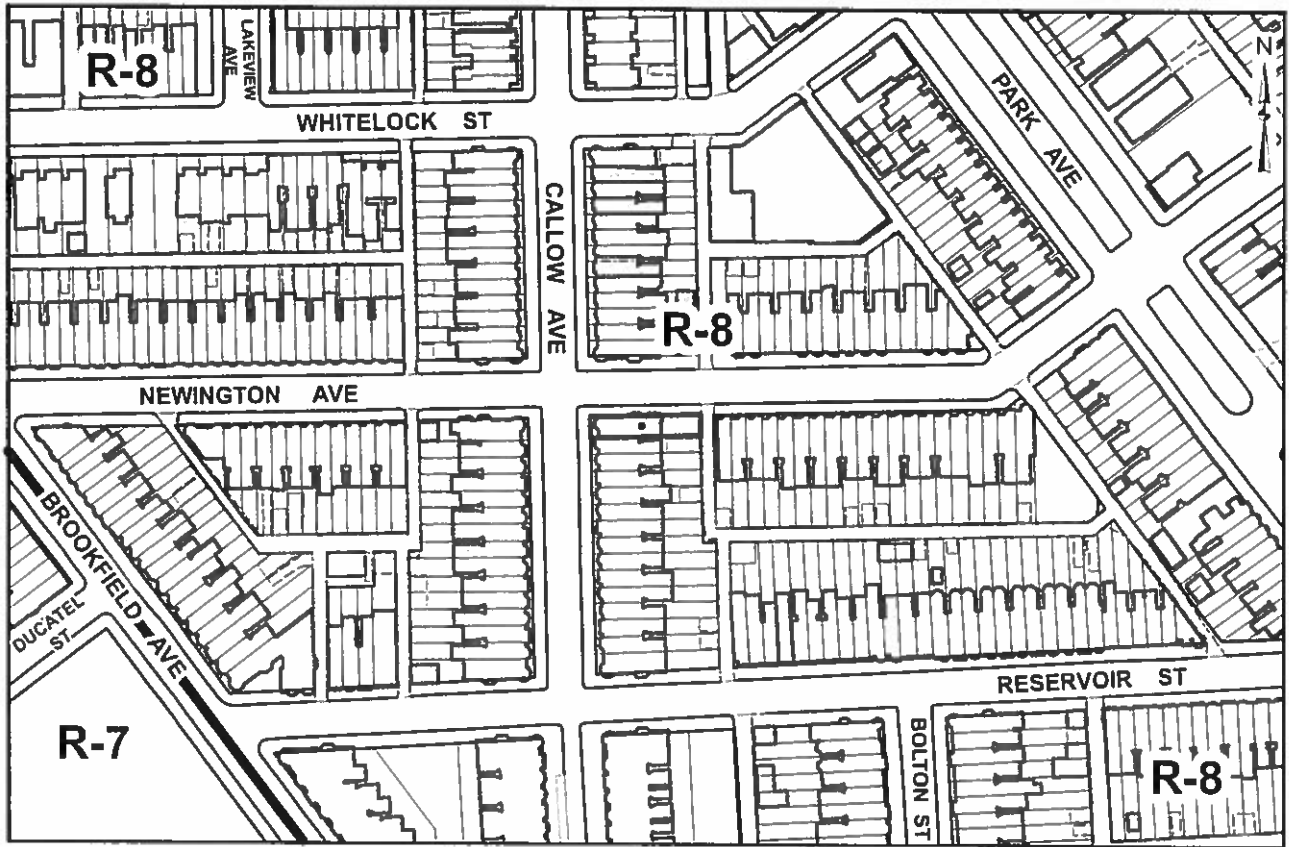
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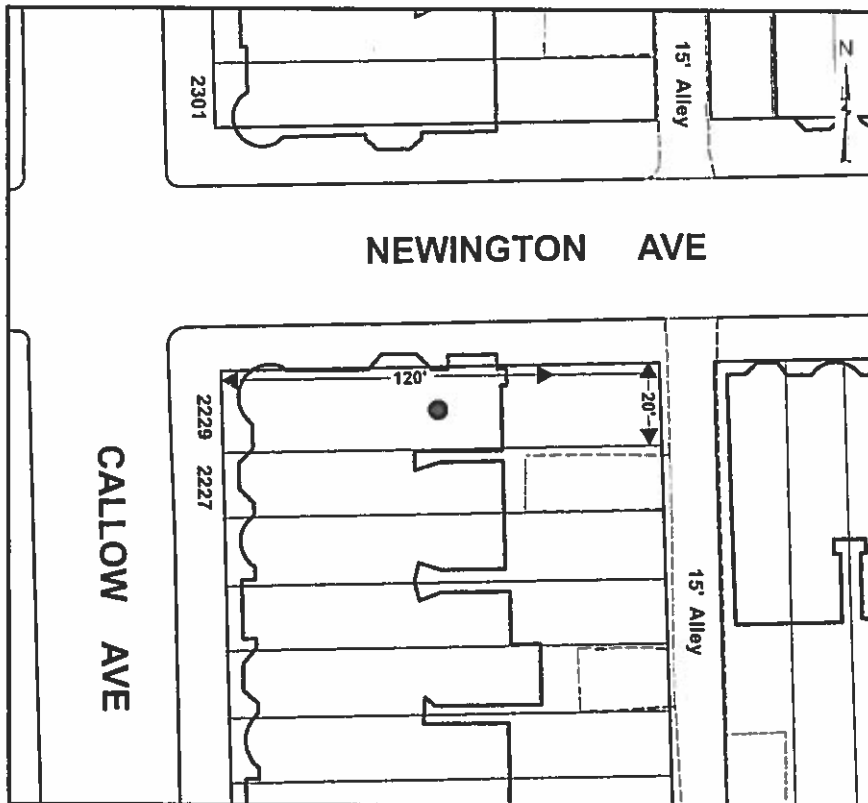
WARD 13 SECTION 11
BLOCK 3446 LOT 67

Cathryn Egan
MAYOR
Paul J. Johnson
PRESIDENT CITY COUNCIL

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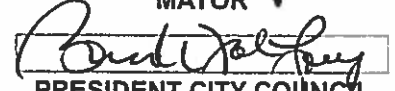
RPE 12-1-15

Scale: 1" = 50'

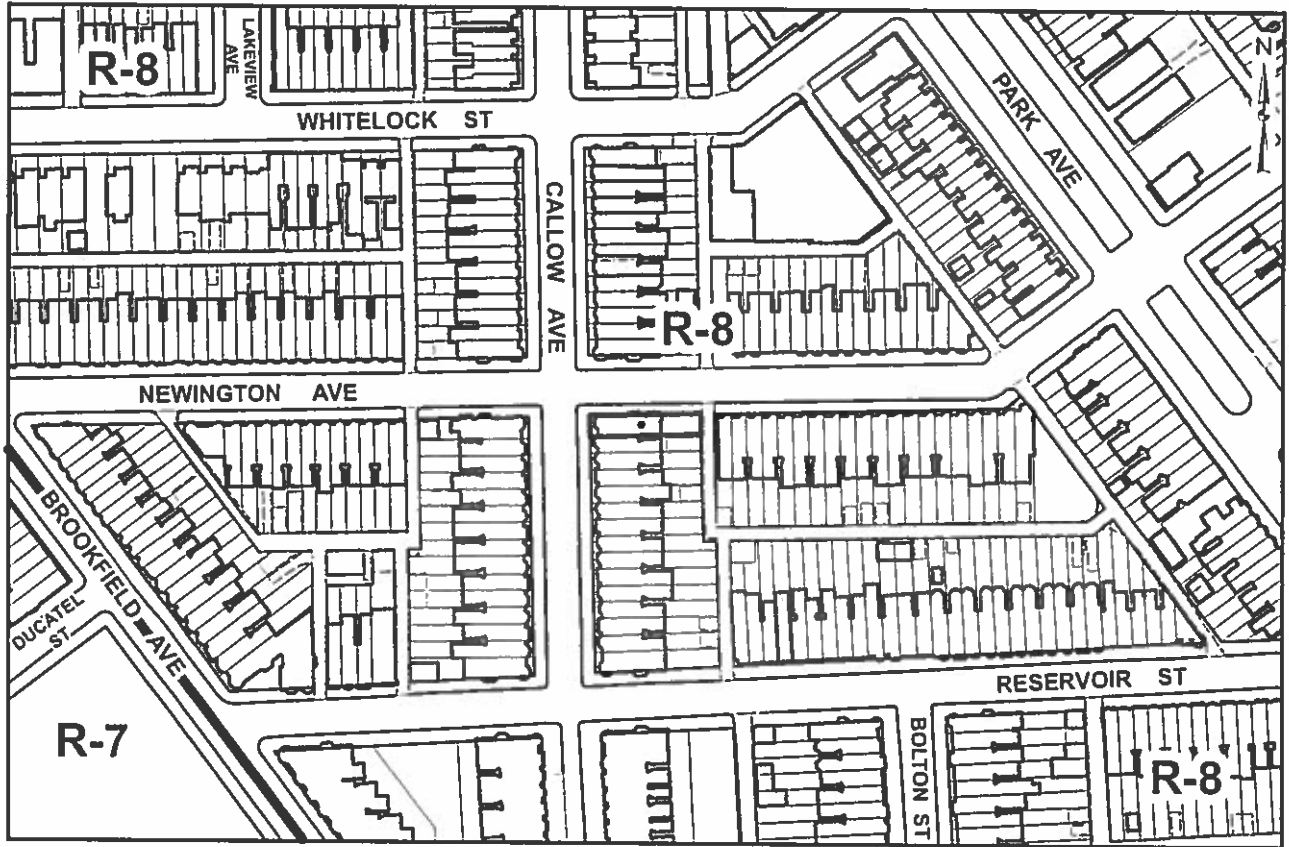
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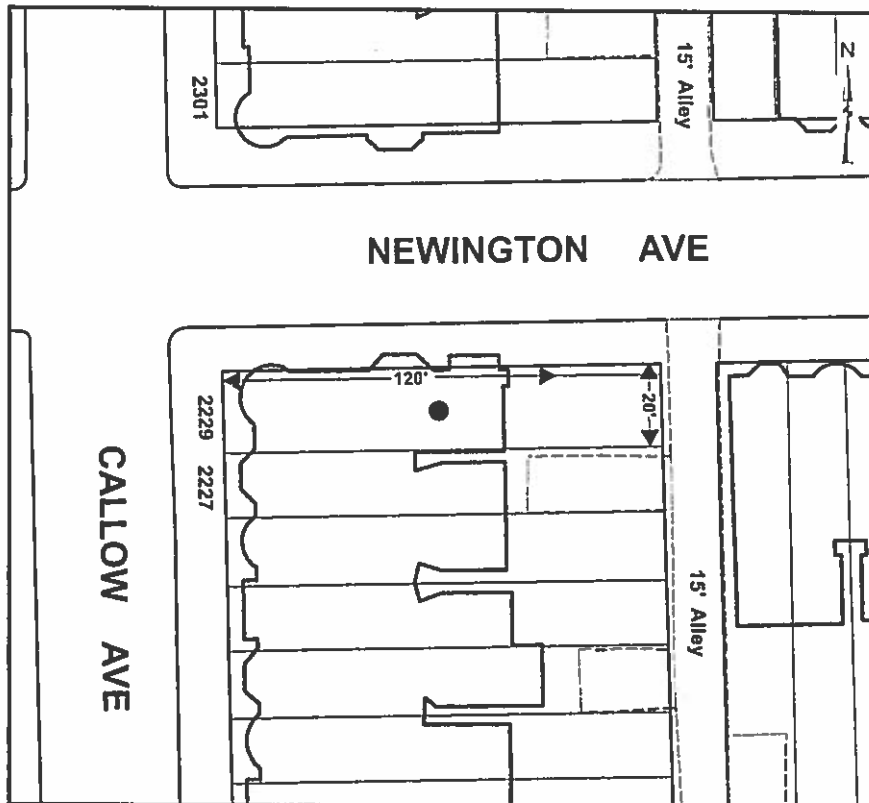
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MAYOR

PRESIDENT CITY COUNCIL

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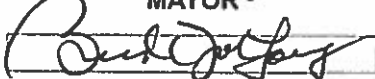
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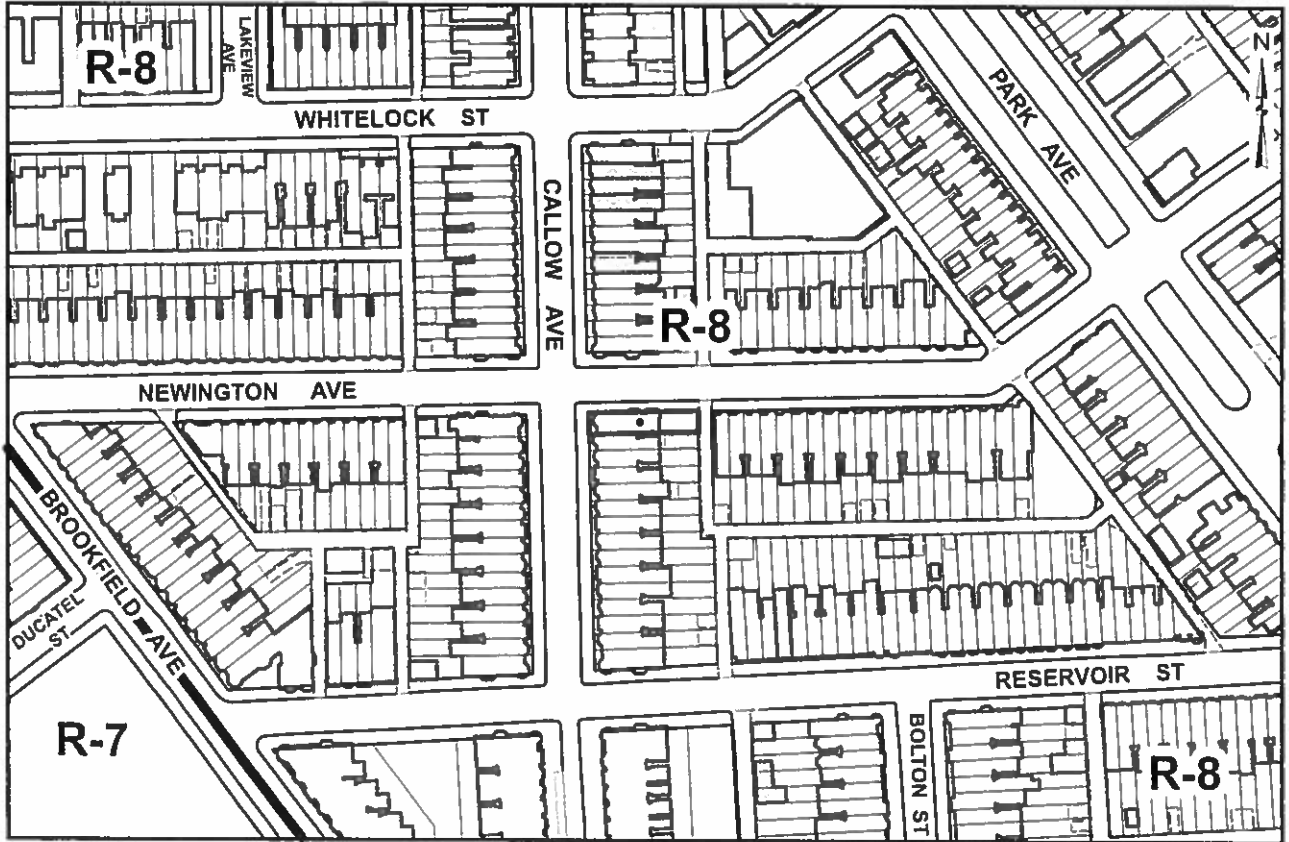
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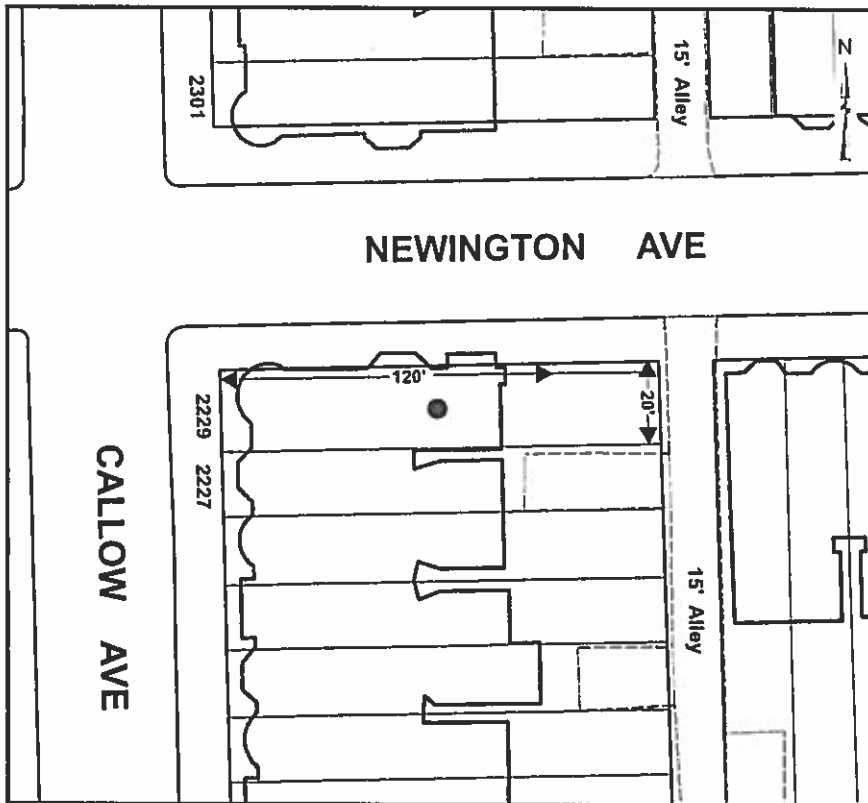
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 MAYOR

 PRESIDENT CITY COUNCIL

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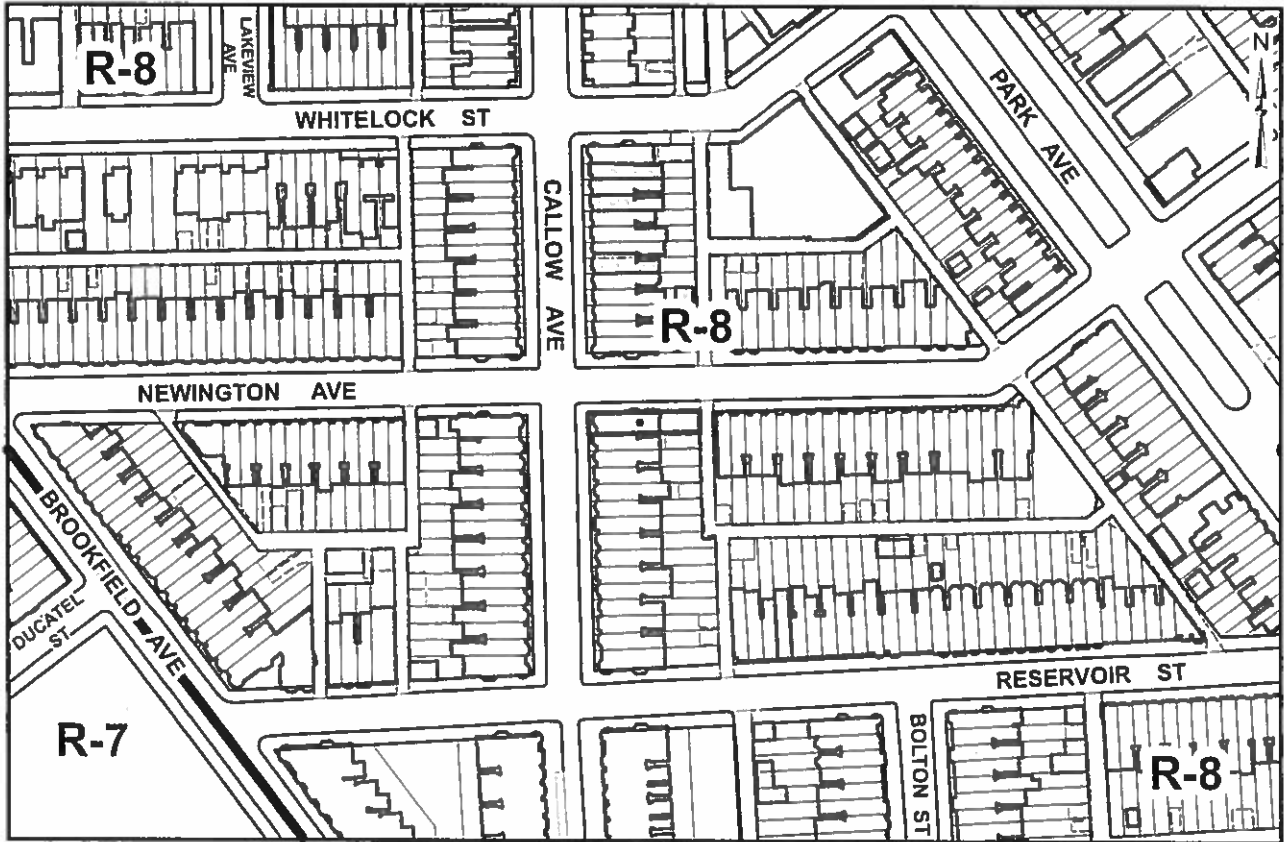
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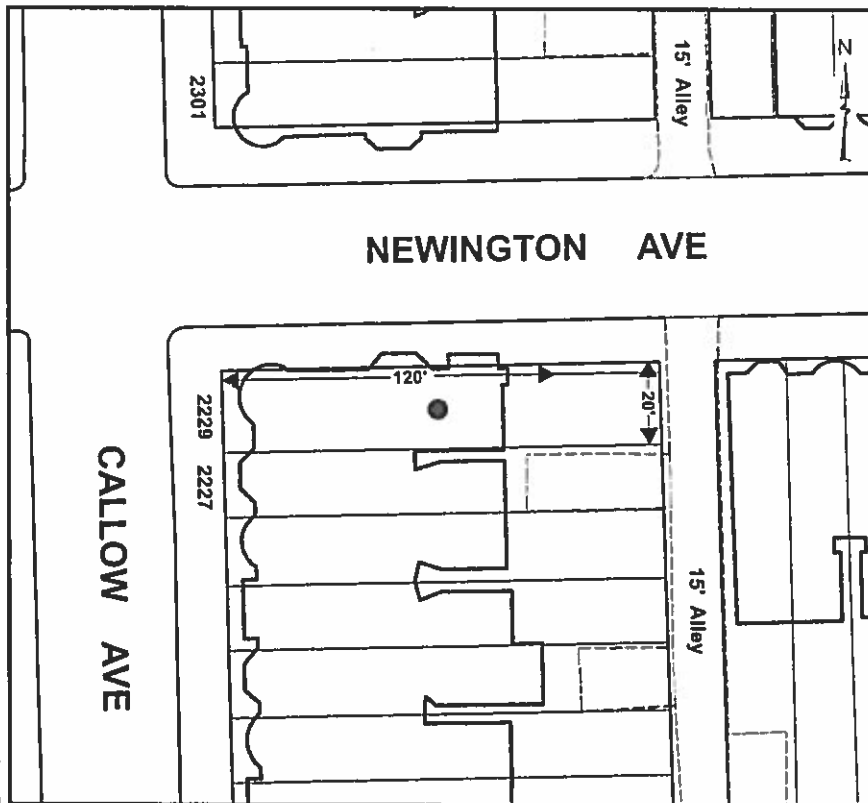
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[Signature]
MAYOR
[Signature]
PRESIDENT CITY COUNCIL

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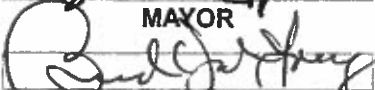


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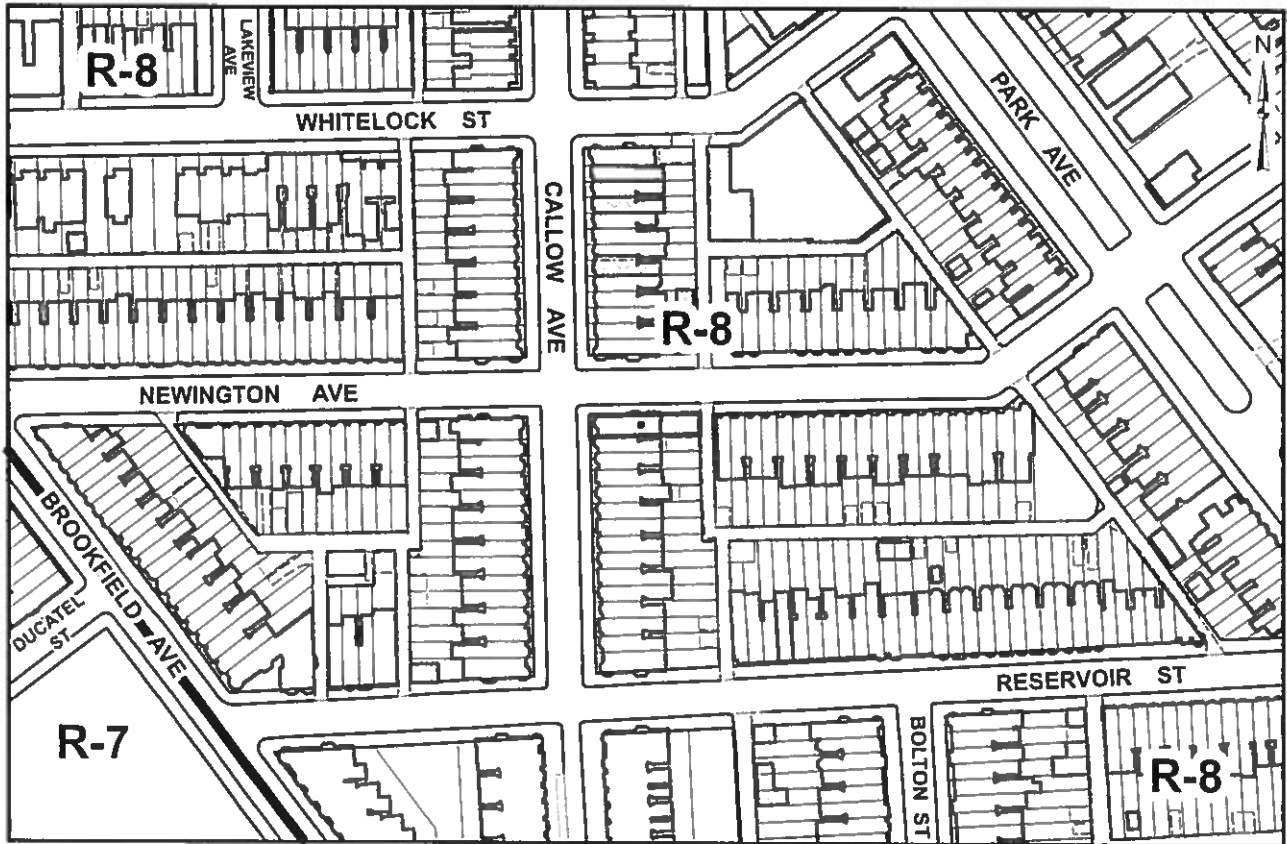
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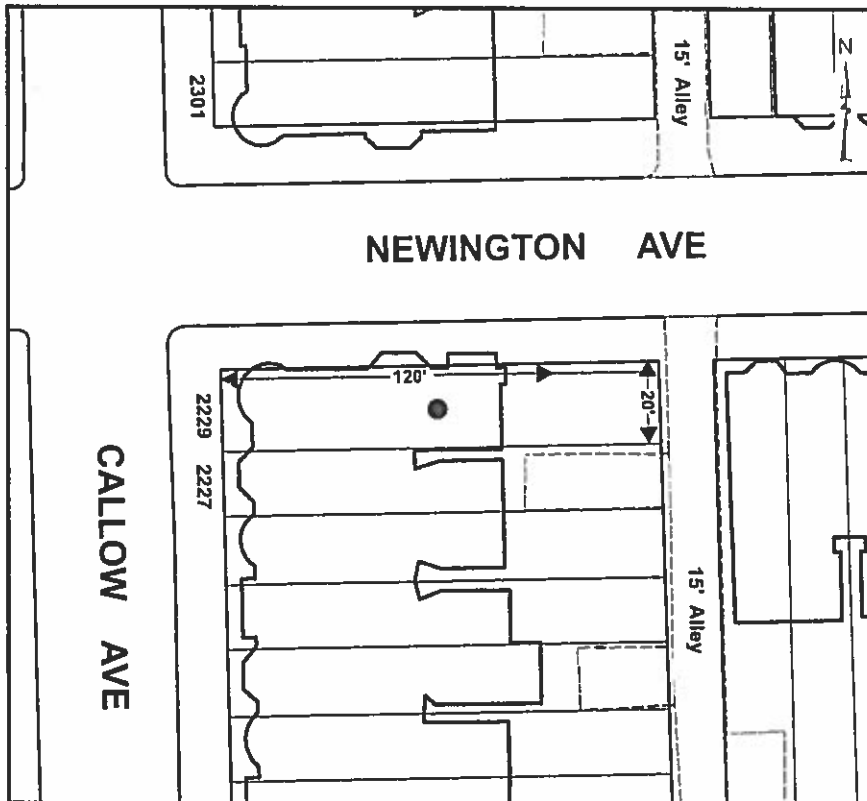
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MAYOR

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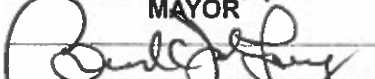
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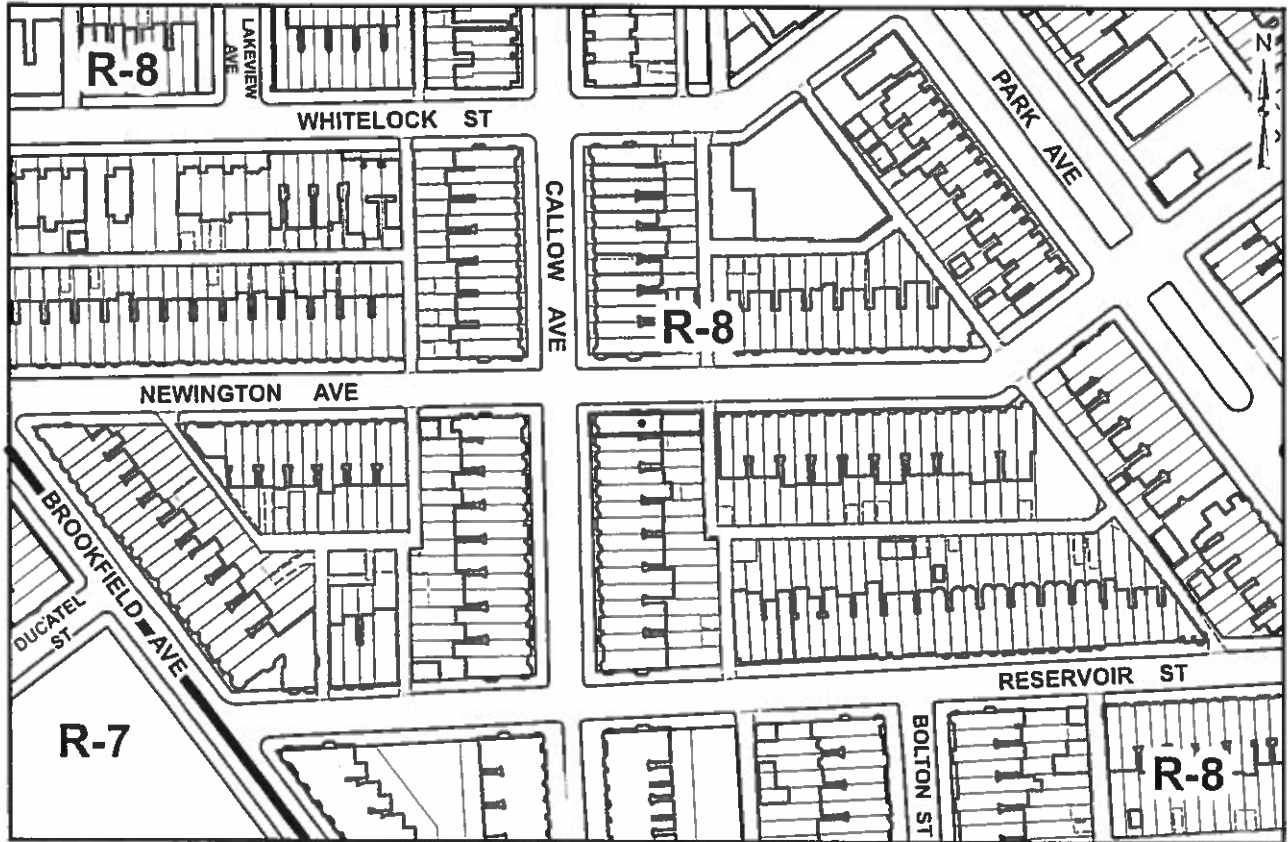
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 MAYOR

 PRESIDENT CITY COUNCIL

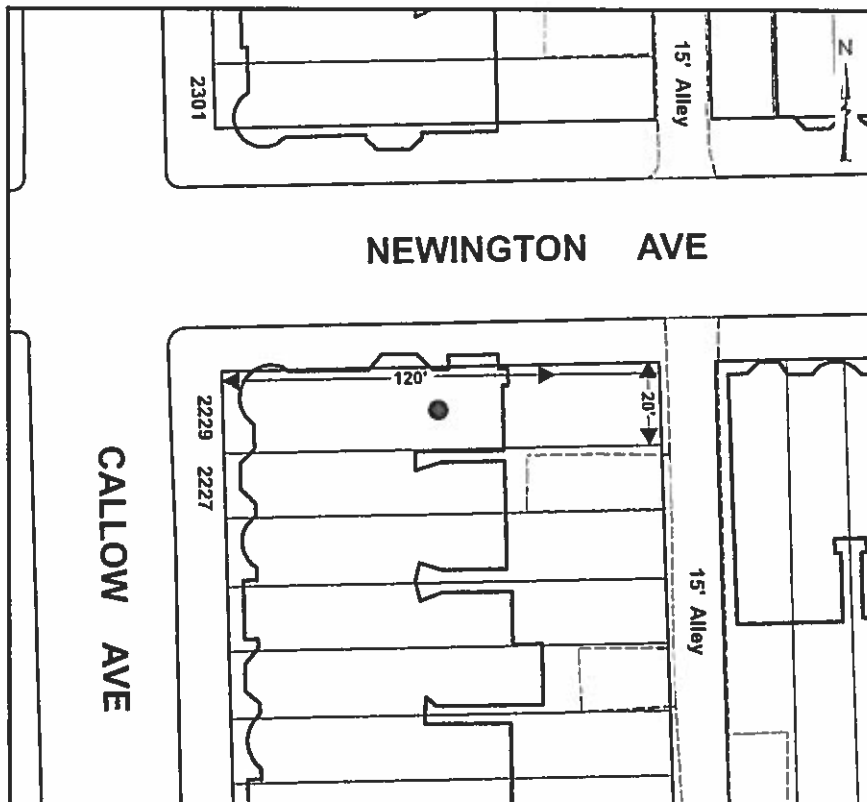
Handwritten mark

100 1

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WARD 13 SECTION 11
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Cathryn
MAYOR
Paul J. Jones
PRESIDENT CITY COUNCIL

APPROVED FOR FORM
STYLE AND TEXTUAL SUFFICIENCY

8-23-17

DEFINITIVE LEGISLATIVE REFERENCE

AMENDMENTS TO COUNCIL BILL 17-0072
(1st Reader Copy)

By: Land Use and Transportation Committee

Amendment No. 1

On page 1, in line 6, after “plat”, insert “; and providing for a special effective date”.

Amendment No. 2

On page 2, in line 1, strike beginning with “on” down through and including “date”, in line 2, and substitute “when”.

ADOPTED

ADOPTEE

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION COMMITTEE VOTING RECORD

DATE: August 23, 2017

BILL NUMBER: 17-0072

BILL TITLE: ZONING - CONDITIONAL USE CONVERSION OF 1 DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT - 2229 CALLOW AVENUE

MOTION BY: *Pinkett*

SECONDED BY: *Clarke*

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon - Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHAIRPERSON: *Edward Reisinger*

COMMITTEE STAFF: Marshall C. Bell Initials: *MCB*

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

City Council Bill No. 17-0072

Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

Title 14-204

ADOPTED

Upon finding that:

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

Title 14-205

After consideration of:

- (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;

IS IT THE BEST? - THE ANSWER IS YES

... ..

ADOLPH

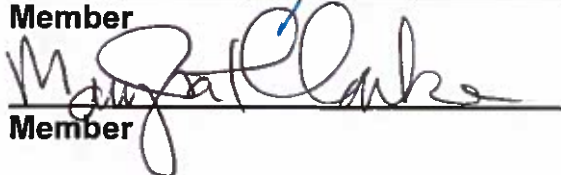
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for fire and police protection;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks;
- (9) the provisions of the City Master Plan;
- (10) the provisions of any applicable Urban Renewal Plan;
- (11) all applicable standards and requirements of this article;
- (12) any other matters considered to be in the interest of the general welfare.

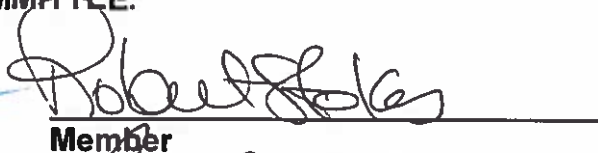
LAND USE AND TRANSPORTATION COMMITTEE:

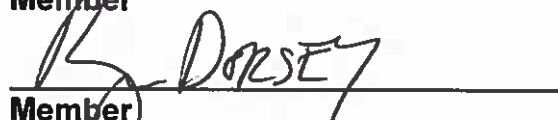

Chairman


Member


Member


Member


Member


Member


Member

Member

CERTIFICATE OF POSTING

RE: Case No. CCB 17-0072

Date of Hearing 8/23/17

**Baltimore City Council
c/o Natawna B. Austin
Room 409 – City Hall
100 N. Holliday Street
Baltimore, Md. 21202**

This letter is to certify that the necessary sign was posted conspicuously, on the property located at _____

2229 Callow Avenue

on 8/6/17

Sincerely,

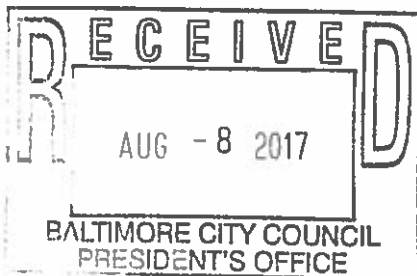
Richard E. Hoffman 8/6/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

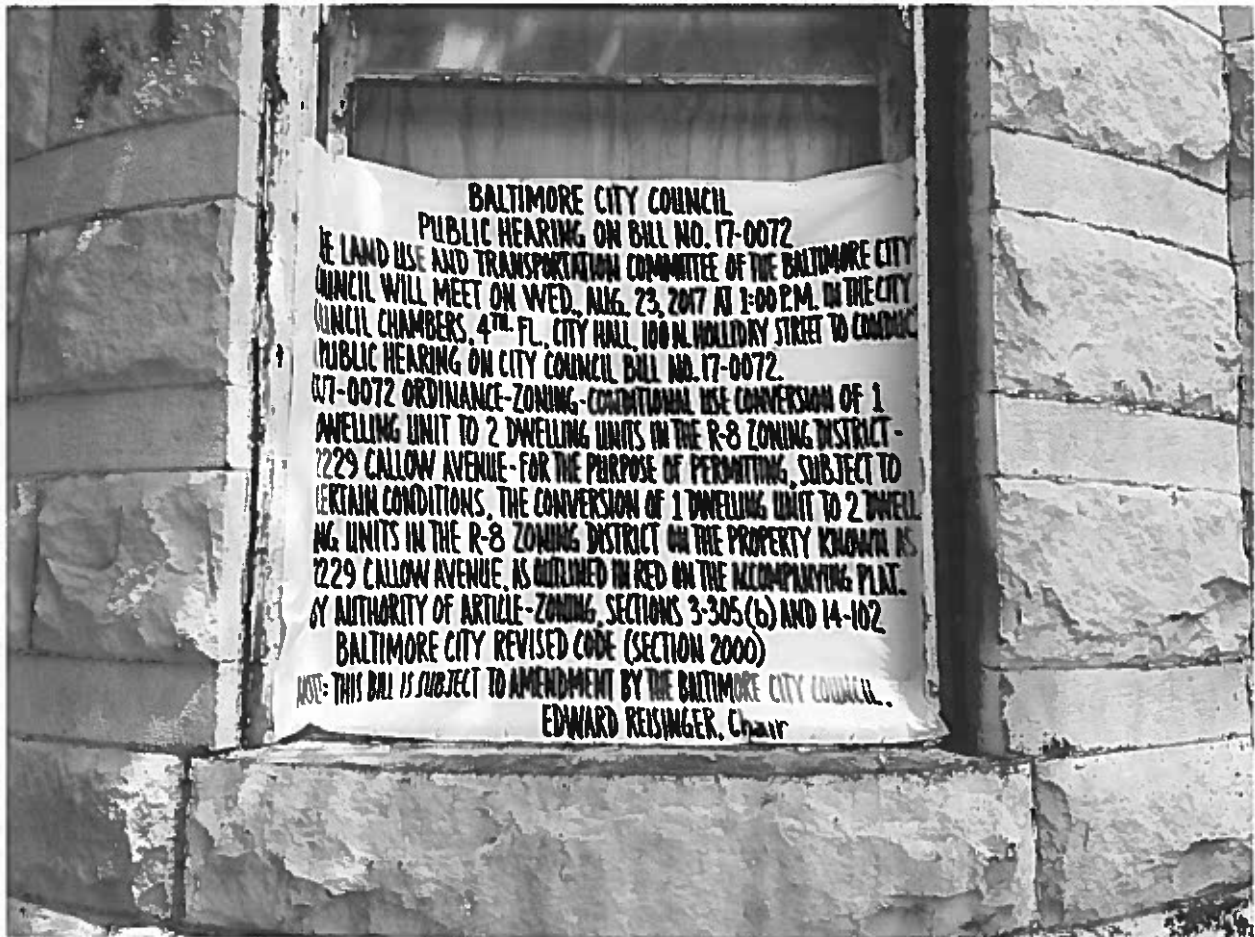


Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 17-0072



2229 Callow Avenue

Posted 8/6/17

Richard E. Hoffman 8/16/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11378720
Case #: 17-0072
Description:

Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/31/2017

Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0072

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, August 23, 2017 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0072.

CC 17-0072 ORDINANCE - Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 2229 Callow Avenue - FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

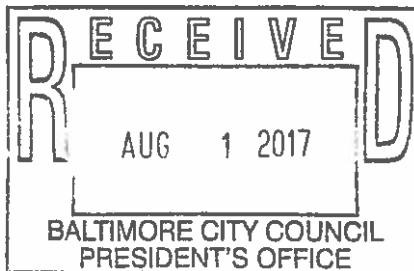
BY repealing and reordaining with amendments

Article - Zoning
Section(s) 3-305(b) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER
Chair

Jy31



"NOTICE OF INTRODUCTION" SIGN - POSTING REQUIRED
(For Conditional Use, Planned Unit Development and Rezoning Ordinances)

Each applicant requesting authorization of the City Council for a conditional use, a change in the zoning classification of property, or a planned unit development is required to post in a conspicuous place on the property a sign giving notice of the requested authorization or zoning classification change. The property must be posted for at least 30 days beginning one week after the bill is introduced in the City Council. Signs are provided by the Department of Legislative Reference (396-4730) for a \$20.00 fee.

"NOTICE OF INTRODUCTION" SIGN

ZONING NOTICE

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT CITY COUNCIL BILL NO.: 17-0072 HAS BEEN INTRODUCED INTO THE CITY COUNCIL OF BALTIMORE.

THE PROPERTY KNOWN AS: 2229 Callow Avenue

IS PROPOSED TO BE REZONED FROM: _____ TO _____
 CONDITIONAL USE AS: _____
 PLANNED UNIT DEVELOPMENT: _____
 OTHER: conversion - R-8 District - 1 → 2 units NAME

BY AUTHORITY OF ARTICLE 30 - ZONING, BALTIMORE CITY CODE

The "Notice of Introduction" sign must be posted on the property as follows:

- A. The sign must be posted in a conspicuous manner on the front side of the property, not over ten feet above the ground level, and where it will be clearly visible and legible to the public.
- B. The sign must be posted not later than one week after introduction of the bill and must remain posted for 30 days thereafter.
- C. The sign must be maintained in good condition the entire time it is posted. Where proposed changes are to be at the rear of the property, the sign must nevertheless be posted on the front of the premises, unless otherwise directed.

FOR DEPARTMENT OF LEGISLATIVE REFERENCE

Property Owner: David Height's COC

Authorized Representative: Janice Jennings

Address: 2140 McCullow Street, Baltimore MD 21229

Bill No. 17-0072 Sign Picked Up By: [Signature]
SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

Type of Change Requested by the Bill (check one):
 Conditional Use Rezoning Planned Unit Development

NOTE:
Prior to the public hearing on the bill, the Certificate of Posting at the bottom of this form must be dated, signed, and returned to: Baltimore City Council Office; Executive Secretary; Room 409 City Hall; 100 N. Holliday Street, Baltimore, Maryland 21202.

second sign ("Notice of Hearing") will be required to be posted before the public hearing. Information about the "Notice of Hearing" sign can be obtained from the Executive Secretary of the Baltimore City Council (396-4800.)

TO: Johndre Jennings, The Druid Heights Community Development Corporation
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council
DATE: July 18, 2017
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 17-0072
Date: Wednesday, August 23, 2017
Time: 1:00 p.m.
Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and
- 2) must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

Newspaper Advertisement

You may choose any of the following newspapers for advertising purposes: The Daily Record, Baltimore Sun, or Afro-American.

Wording for Sign and Newspaper Advertisement

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting on the property and publication of the newspaper advertisements, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY **BY TUESDAY, AUGUST 8, 2017**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0072

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, August 23, 2017 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0072.

CC 17-0072 ORDINANCE - **Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 2229 Callow Avenue** - FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

By authority of
Article - Zoning
Section(s) 3-305(b) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Johndre Jennings
2140 McCulloh Street
Baltimore, MD 21217
410-523-1350

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

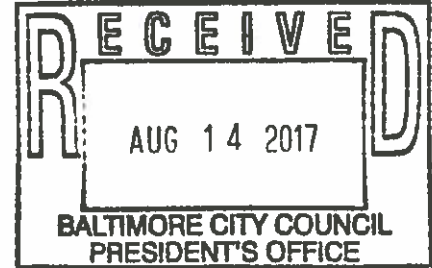


DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

August 14, 2017

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 17-0072 – Zoning – Conditional Use Conversion of 1 Unit
to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0072 for form and legal sufficiency. The bill permits the conversion of 1 Dwelling Unit and 1 Efficiency Dwelling Unit in the R-8 Zoning District on the property known as 2229 Callow Ave. Conversions are permitted in an R-8 Zoning District only by ordinance. Zoning Code of Baltimore City (“ZC”), § 3-305(b)(2).

This bill was introduced on May 15, 2017. Article 32, § 2-203 permits a development to be governed under the zoning code in effect prior to June 5, 2017 (Old Zoning Code) if certain conditions are met. Specifically, if an application is filed – in this case, an application for a conditional use by ordinance – prior to June 5, 2017, the effective date of Article 32, and the application is considered complete, the requirements of the Old Code govern the development. New Code, § 2-203(k). Pursuant to the Old Zoning Code, a bill proposing a conditional use is governed by Title 16. Old Zoning Code, § 14-208. Title 16 requires the applicant to submit a written statement that contains certain prescribed elements, which will inform the City Council and the public as to the intended uses and changes that are being sought. Old Zoning Code, § 16-202. From the information available to the Law Department, the required statement was made and completed prior to June 5, 2017. Therefore, this conditional use conversion can be governed under provisions of the Old Code.

The Law Department points out that, if this bill is to be adopted, findings of fact are required in a quasi-judicial proceeding such as granting a conditional use. *Montgomery County v. Woodward & Lothrop, Inc.*, 280 Md. 686, 713 (1977). To this end, the Zoning Code requires the Planning Commission (“Commission”) and the Board of Municipal Zoning Appeals (“Board”) to report their findings of facts and considerations to the City Council in regard to a bill authorizing a conditional use. ZC § 16-302. The Zoning Code directs both entities to base their recommendations on considerations outlined in Title 14 of the Zoning Code. ZC § 16-304. Title 14 outlines the elements the Board must consider in regard to a proposed conditional use as well as the type of facts it must find before it can approve a conditional use. See ZC §§ 14-204 & 14-205.

Fav w/ comments

Title 14 does not address the duties of the Commission, but since the Zoning Code directs the Commission to make findings of fact and considerations with respect to those stated in Title 14, the Law Department concludes that the required considerations and findings of fact applicable to the Board apply to the Commission.

We note further that, pursuant to the Old Zoning Code, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. See ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. See ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. See ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. See ZC § 16-403.

The Law Department notes that the Planning Commission's Report provides necessary findings of fact. If the City Council finds facts identical or similar to those found by the Planning Commission, the Law Department is prepared to approve the bill for form and legal sufficiency if all other procedural requirements are met.

Sincerely,



Elena R. DiPietro
Chief Solicitor

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Victor Tervalo, Chief Solicitor
Hilary Ruley, Chief Solicitor
Jennifer Landis, Assistant Solicitor

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

August 9, 2017

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

Re: City Council Bill No. 17-0072: Zoning - Conditional Use Conversion of 1 Dwelling
Unit to 2 Dwelling Units in the R-8 Zoning District - 2229 Callow Avenue.

Ladies and Gentlemen:

City Council Bill No. 17-0072 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. 17-0072 is to permit, subject to certain conditions,
the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the
property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

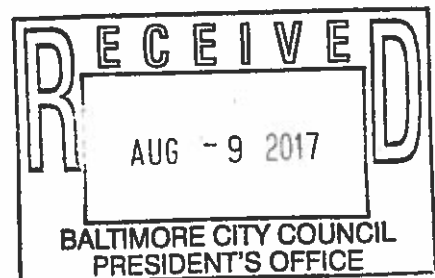
The BMZA has reviewed the legislation and has no objection to approval to the passage
of Bill Number 17-0072.

Sincerely,

David C. Tanner
Executive Director

DCT/rdh

CC: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office



No 062

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Housing Commissioner 

Date: August 1, 2017

Re: **City Council Bill 17-0072 - Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

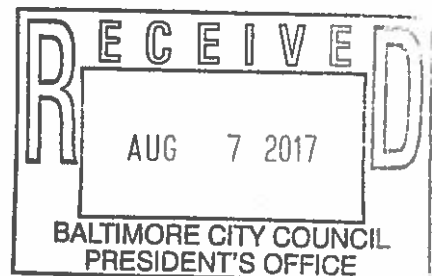
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0072, for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue.

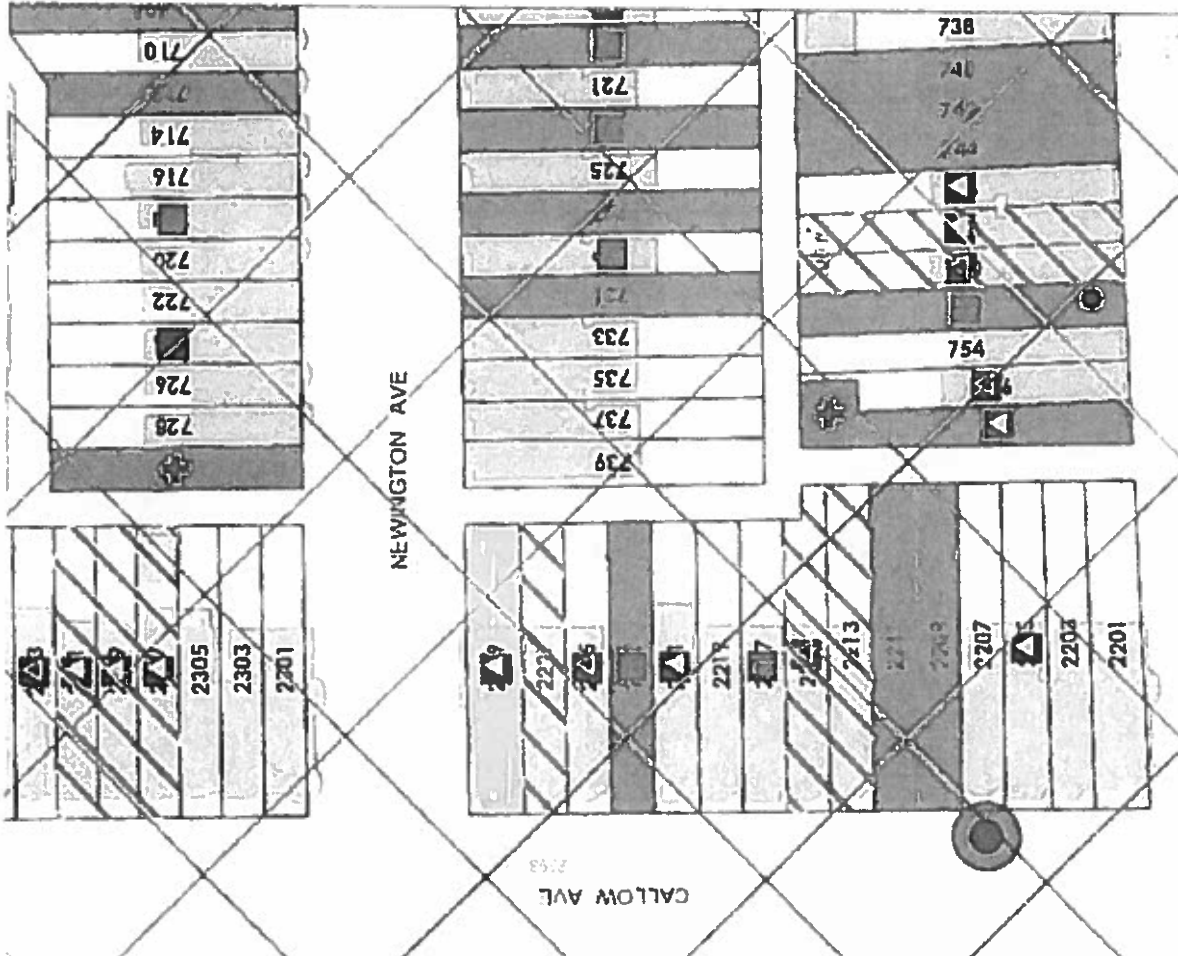
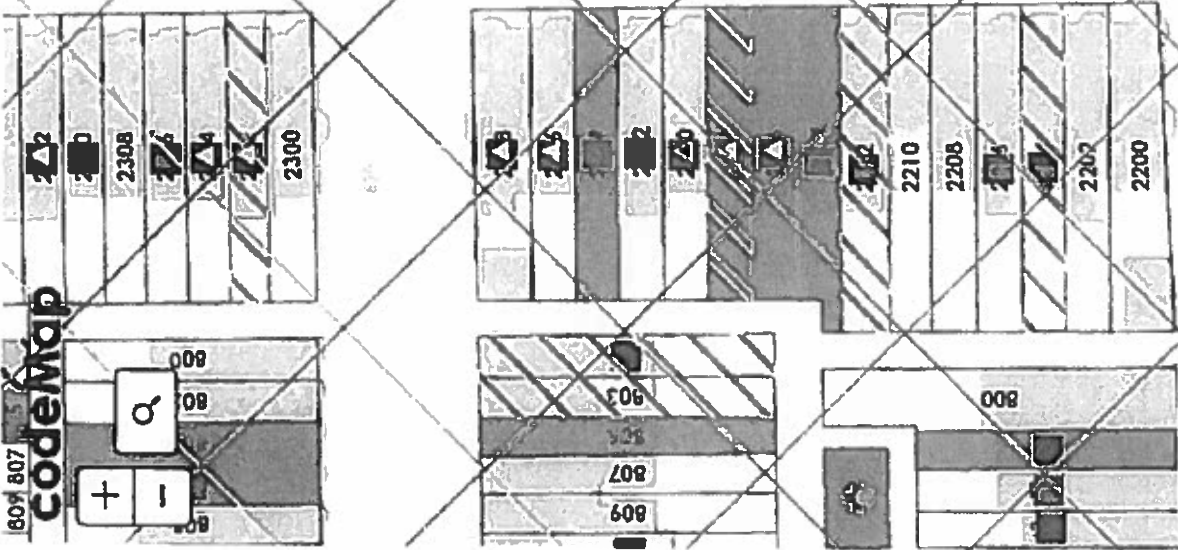
If enacted, this bill would support the reproductive reuse of a vacant property owned by the Druid Heights Community Development Corporation in Reservoir Hill. This bill would allow the property owner to renovate the existing structure into two dwelling units, which at one time was converted to accommodate six-family dwelling units.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0072.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*





codeMap

Contents

- Focus Areas
- Funded De
- Funded De
- Comm De
- Major Rede
- Major R
- Popplek
- Streamline
- CE Internal
- Planning De
- Project C
- Projec
- FY16
- FY17/1
- Propos
- Projec
- Non-Proj
- Non-
- Non-
- Polentia
- Green Netv
- EOG Result
- Demo Work
- BRNI, CL, Ci
- Demoffion
- Likely Unoc
- BPD

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0072 / ZONING – CONDITIONAL USE CONVERSION OF 1 DWELLING UNIT TO 2 DWELLING UNITS – 2229 CALLOW AVENUE

CITY of
BALTIMORE

MEMO



DATE:

TO

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

June 16, 2017

At its regular meeting of June 15, 2017, the Planning Commission considered City Council Bill #17-0072, for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0072, and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0072 be passed by the City Council.

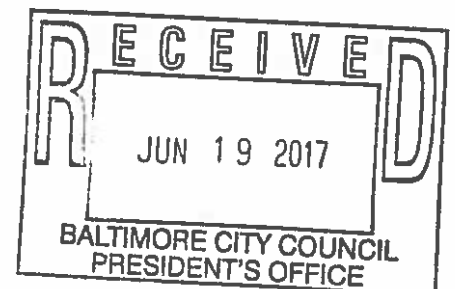
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)

↵



**cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Ms. JohnDre Jennings, Druid Heights CDC**



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 15, 2017

REQUEST: City Council Bill #17-0072/ Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilmember Pinkett, at the request of the Druid Heights Community Development Corporation

OWNER: Druid Heights Community Development Corporation

SITE/ GENERAL AREA

Site Conditions: 2229 Callow Avenue is located on the southeast corner of the intersection with Newington Avenue. This property measures approximately 20' by 120' and is currently improved with the shell of a three-story end-of-row residential building measuring approximately 20' by 56'. This site is zoned R-8 and is located in the central portion of the Reservoir Hill Urban Renewal Area and the Reservoir Hill National Register Historic District.

General Area: This is a predominantly residential area known as Reservoir Hill, with scattered uses such as religious institutions, schools, and a few remaining small commercial uses. This residential area is over 100 years old.

HISTORY

The Reservoir Hill Urban Renewal Plan was adopted by Ordinance no. 33, dated April 10, 1972. This Plan was last amended by Amendment 10, dated September 19, 1988, adopted by Ordinance no. 187, dated November 10, 1988. The Reservoir Hill Historic District was certified to the National Register of Historic Places on December 23, 2004.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents; and Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

ANALYSIS

Project: This legislation would allow the petitioner to renovate the existing structure into two dwelling units, providing a new life for this original building. Adaptive re-use as a two-family attached dwelling would allow preservation of part of Reservoir Hill's traditional architectural fabric while offering more affordable housing alternatives to persons who wish to live in an area convenient to downtown Baltimore.

Zoning Analysis: This property was converted to six-family dwelling use in 1943. The BMZA reduced this to five dwelling units in 1975. Vacant House Notices were issued against this property in 1990, 1993, 2014, and 2015. This bill would encourage re-use of a structure in need of restoration, at an intensity more consistent with neighborhood desires and standards.

- The Zoning Code requires, for a property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §4-1106.a.). A lot area of 1,500 square feet is required for two dwelling units; this lot has 2,400 square feet, so a lot area variance is not needed to reduce this requirement.
- The maximum floor area ratio (FAR) in this zoning district is 2.0 (BCZC §4-1108.a.). This premises has a FAR of 1.35, so a variance of that requirement is not needed.
- One off-street parking space is required to serve the newly-created dwelling unit. The rear of this property is bordered by an alley at least 15' wide which allows the owner to provide two off-street parking spaces in the rear yard, so no parking variance is needed.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

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

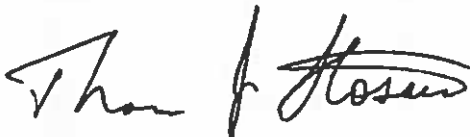
In addition, the Zoning Code requires review of these considerations, as appropriate:

- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;
- development of the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to fire and police protection;
- there is adequate light and air to the premises and to properties in the vicinity;

- adequate utilities, access, drainage, and other necessary facilities have been or will be provided; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this article (§14-205).

The proposed use as a 2-family dwelling would be consistent with residential use in the area; would not be detrimental to or endanger public health, security, general welfare, or morals; and would allow constructive re-use of a vacant structure that has been a blighting influence on the community. The site is adequate for the proposed use, would not create a negative impact on traffic patterns in the immediate area, nor impair present or future development of the surrounding area, nor have a negative impact on other dwellings, churches, schools, public structures, or other places of public gathering. The site has adequate fire and police protection, adequate air and light, adequate utilities, access, drainage, and other facilities; and use as two dwelling units meets all other applicable standards of the Zoning Code.

Community Notification: Staff notified the Friends of Reservoir Hill, Reservoir Hill Improvement Council, St. Francis Neighborhood Center, and Councilman Pinkett of this matter.



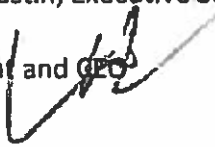
Thomas J. Stosur
Director



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: June 5, 2017

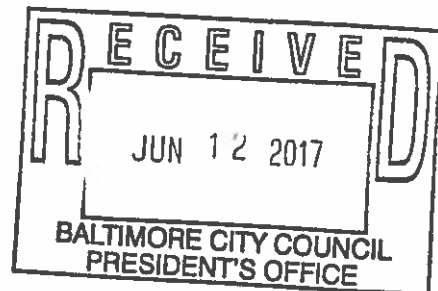
SUBJECT: City Council Bill No. 17-0072
Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue


The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0072, propose changing the zoning for the property known as 2229 Callow Avenue, from a 1 dwelling unit to a 2 dwelling unit in the R-8 Zoning District.

BDC has reviewed the proposed zoning change and has no objection to this matter.

cc: Kyron Banks

*No
obj*



F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0072	M E M O	

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

August 15, 2017

I am herein reporting on City Council Bill 17-0072 for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2219 Callow Avenue.

The proposed bill would allow the property owner to renovate the existing vacant property into two dwelling units, which at one time was converted to six dwelling units. This redevelopment is outside the Traffic Mitigation Zones. Additionally, the number of dwelling units would not subject the redevelopment to conduct a Traffic Impact Study. The renovation of this property is not expected to have a significant impact on the existing transportation infrastructure.

The Department of Transportation supports this bill.

Thank you for this opportunity to comment.

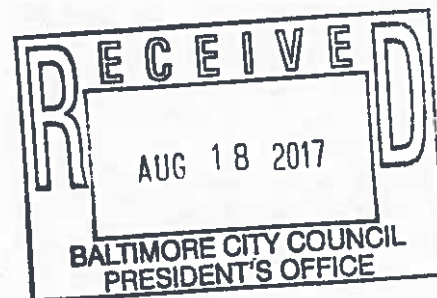
Respectfully,



Michelle Pourciau
Director

MP/PAF

Cc: Karen Stokes, Mayor's Office
Kyron Banks, Mayor's Office



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0072

Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 2229 Callow Avenue

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: August 23, 2017
Time (Beginning): 1:05 pm
Time (Ending): 1:20 pm
Location: Clarence "Du" Burns Chamber
Total Attendance: 20
Committee Members in Attendance:
Edward Reisinger Leon Pinkett Mary Pat Clarke
Sharon Green Middleton Ryan Dorsey Eric Costello
Robert Stokes

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [X] yes [] no [] n/a
Certification of advertising/posting notices in the file? [X] yes [] no [] n/a
Evidence of notification to property owners? [X] yes [] no [] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Pinkett
Seconded by: Councilmember Clarke
Final Vote: Fav. with Amendments

Major Speakers

(This is not an attendance record.)

- Martin French, Department of Planning

Major Issues Discussed

1. At the behest of the committee chairman, the bill's sponsor and member of the committee, 7th district Councilman Leon Pinkett briefly testified in support of the bill, as well as relaying the positive impression he has gained of the new property owner and project development team, who he believes have every intention of being a very responsive landlords and responsible new neighbors in the community
2. The Planning Department immediately followed Councilman Pinkett, by also testifying in full support of the ordinance, outlining in great detail, the required *findings of fact* (echoing the same information contained in the department's submitted written report). He also explained that no variances were needed, as the property already met all the necessary requirements, with regards to lot area, floor area ratio (FAR), and off street parking.
3. All other departments and agencies stood by their submitted written reports.

Further Study

Was further study requested?

Yes No

If yes, describe.

Marshall C. Bell, Committee Staff

MR

Date: August 23, 2017

cc: Bill File
OCS Chrono File

OF BALTIMORE RING ATTENDANCE RECORD

CHAIRPERSON: THE HONORABLE ED REISINGER

PLACE: Clarence "Du" Burns Chambers

LOW AVENUE

CC BILL NUMBER: 17-0072

ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY
			FOR	AGAINST	
Charles Street	21202	Johndoenbmore@yahoo.com	✓	✓	✓
	21201	dgarza@baltimoredevelopment.com (No objection)			✓
A	21202	Andrew.Vaughn@BaltimoreCity.gov			
Heights	21229	druidheights@gmail.com druidheights.com	✓		✓
		martin-french@baltimorecity.gov	✓		✓

PLEASE CHECK HERE

be required by law to register with the City Ethics Board. Registration is a simple process. For information and LEGISLATIVE REFERENCE, 626 City Hall, Baltimore, MD 21202. Tel: 410-396-4730; Fax: 410-396-8483



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward L. Reisinger
Chairman**

PUBLIC HEARING

WEDNESDAY, AUGUST 23, 2017

1:00 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

City Council Bill #17-0072

***Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac “Yitzy” Schleifer
Shannon Sneed
Staff: Marguerite Murray

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D’Paul Nibber

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Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac “Yitzy” Schleifer
Staff: Jennifer Coates

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John Bullock – Chair
Isaac “Yitzy” Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

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Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D’Paul Nibber

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Staff: Marguerite Murray

LAND USE AND TRANSPORTATION

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Sharon Green Middleton – Vice Chair
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Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Marshall Bell

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Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac “Yitzy” Schleifer
Staff: Marshall Bell

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE P. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecty.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0072

Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

Sponsor: Councilmember Pinkett
Introduced: May 15, 2017

Purpose:

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

Effective: 30th Day After Enactment

Hearing Date/Time/Location: Wednesday, August 23, 2017/1:10 PM/Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable
Department of Law	Favorable/Comments
Board of Municipal and Zoning Appeals	No Objection
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	No Objection
Department of Transportation	

ANALYSIS

Current Law

Article – Zoning; Section(s) 3-305(b), 14-102; Baltimore City Revised Code (Edition 2000)

Background

CC Bill 17-0072, if approved, would permit, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue. This site is located in a predominantly residential area known as Reservoir Hill, with scattered uses such as religious institutions, schools, and a few remaining small commercial uses. Zoned R-8, it is also located in the central portion of the Reservoir Hill Urban Renewal Area and the Reservoir Hill National Register Historic District.

This legislation would allow the petitioner to renovate the existing structure into two dwelling units, thus providing new life for this original building. Such an adaptive re-use would also preserve part of Reservoir Hill's traditional architectural fabric, while offering more affordable housing alternatives to persons who wish to live close to downtown Baltimore.

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents; and Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

No variances have been requested, or are needed, as this property meets all requirements with respect to lot area, floor area ratio (FAR), and off-street parking.

Additional Information

Fiscal Note: Not Available

Information Source(s): Planning Department Report

Analysis by: Marshall C. Bell
Analysis Date: August 21, 2017



Direct Inquiries to: (410) 396-1091

**CITY OF BALTIMORE
COUNCIL BILL 17-0072
(First Reader)**

Introduced by: Councilmember Pinkett

At the request of: The Druid Heights Community Development Corporation

Address: c/o Johndre Jennings, 2140 McCulloh Street, Baltimore, Maryland 21217

Telephone: 410-523-1350

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of 1 Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to
5 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as
6 outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning
9 Section(s) 3-305(b) and 14-102
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning
14 District on the property known as 2229 Callow Avenue, as outlined in red on the plat
15 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and
16 14-102, subject to the condition that the building complies with all applicable federal, state, and
17 local licensing and certification requirements.

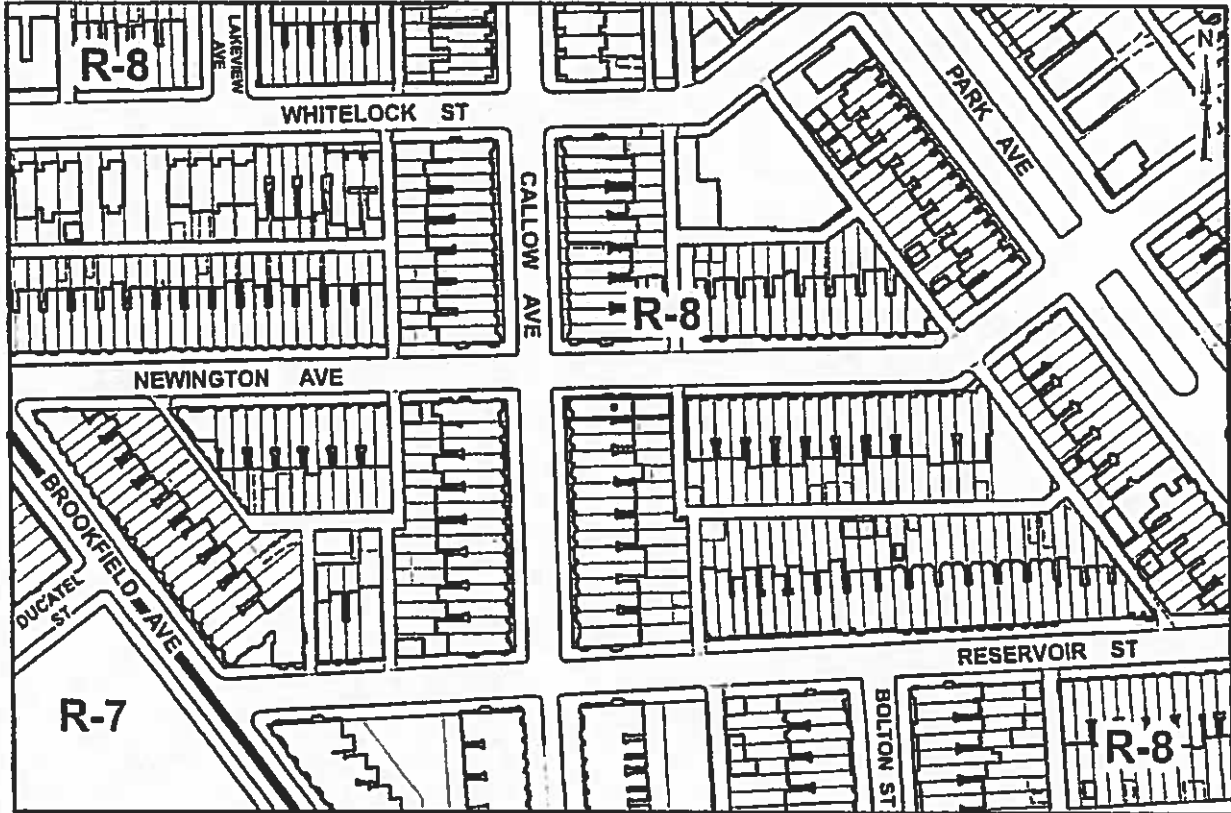
18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the 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.

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

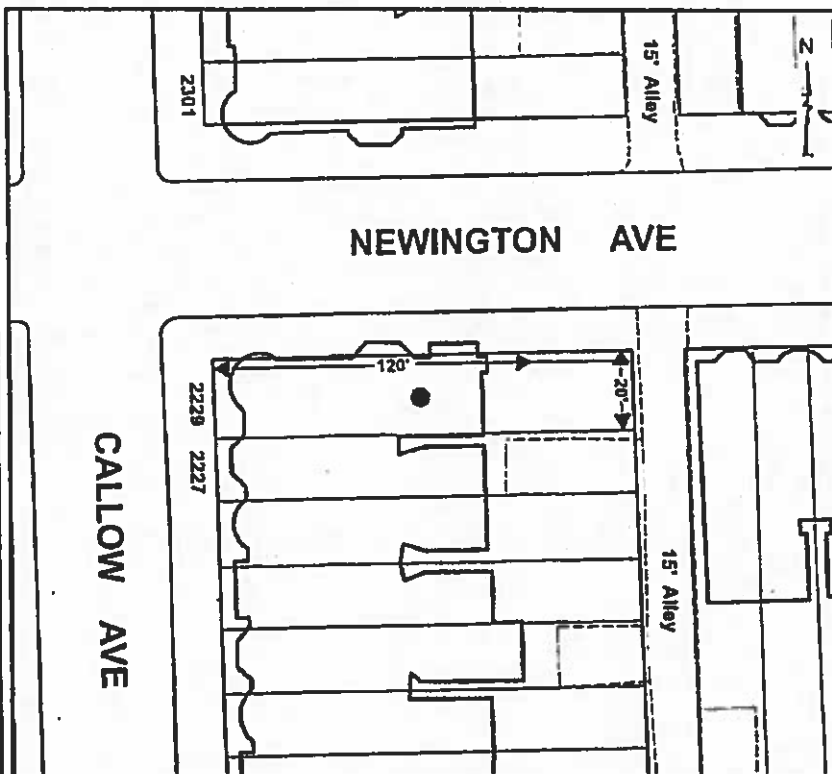
Council Bill 17-0072

1 **SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day**
2 **after the date it is enacted.**

**SHEET NO. 35 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With Property Known As No. 2229 CALLOW AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A One (1) Family Dwelling Unit To A Two (2) Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 11
BLOCK 3446 LOT 67


MAYOR

PRESIDENT CITY COUNCIL

**LAND USE
AND
TRANSPORTATION
COMMITTEE**

CC#: 17-0072

**AGENCY
REPORTS**

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0072 / ZONING - CONDITIONAL USE CONVERSION OF 1 DWELLING UNIT TO 2 DWELLING UNITS - 2229 CALLOW AVENUE		

DATE:

TO

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

June 16, 2017

At its regular meeting of June 15, 2017, the Planning Commission considered City Council Bill #17-0072, for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0072, and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0072 be passed by the City Council.

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

TJS/WA

Attachment

cc: (next page)

**cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Ms. JohnDre Jennings, Druid Heights CDC**



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



*Thomas J. Stosur
Director*

STAFF REPORT

June 15, 2017

REQUEST: City Council Bill #17-0072/ Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilmember Pinkett, at the request of the Druid Heights Community Development Corporation

OWNER: Druid Heights Community Development Corporation

SITE/ GENERAL AREA

Site Conditions: 2229 Callow Avenue is located on the southeast corner of the intersection with Newington Avenue. This property measures approximately 20' by 120' and is currently improved with the shell of a three-story end-of-row residential building measuring approximately 20' by 56'. This site is zoned R-8 and is located in the central portion of the Reservoir Hill Urban Renewal Area and the Reservoir Hill National Register Historic District.

General Area: This is a predominantly residential area known as Reservoir Hill, with scattered uses such as religious institutions, schools, and a few remaining small commercial uses. This residential area is over 100 years old.

HISTORY

The Reservoir Hill Urban Renewal Plan was adopted by Ordinance no. 33, dated April 10, 1972. This Plan was last amended by Amendment 10, dated September 19, 1988, adopted by Ordinance no. 187, dated November 10, 1988. The Reservoir Hill Historic District was certified to the National Register of Historic Places on December 23, 2004.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents; and Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

ANALYSIS

Project: This legislation would allow the petitioner to renovate the existing structure into two dwelling units, providing a new life for this original building. Adaptive re-use as a two-family attached dwelling would allow preservation of part of Reservoir Hill's traditional architectural fabric while offering more affordable housing alternatives to persons who wish to live in an area convenient to downtown Baltimore.

Zoning Analysis: This property was converted to six-family dwelling use in 1943. The BMZA reduced this to five dwelling units in 1975. Vacant House Notices were issued against this property in 1990, 1993, 2014, and 2015. This bill would encourage re-use of a structure in need of restoration, at an intensity more consistent with neighborhood desires and standards.

- The Zoning Code requires, for a property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §4-1106.a.). A lot area of 1,500 square feet is required for two dwelling units; this lot has 2,400 square feet, so a lot area variance is not needed to reduce this requirement.
- The maximum floor area ratio (FAR) in this zoning district is 2.0 (BCZC §4-1108.a.). This premises has a FAR of 1.35, so a variance of that requirement is not needed.
- One off-street parking space is required to serve the newly-created dwelling unit. The rear of this property is bordered by an alley at least 15' wide which allows the owner to provide two off-street parking spaces in the rear yard, so no parking variance is needed.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

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

In addition, the Zoning Code requires review of these considerations, as appropriate:

- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;
- development of the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to fire and police protection;
- there is adequate light and air to the premises and to properties in the vicinity;

- adequate utilities, access, drainage, and other necessary facilities have been or will be provided; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this article (§14-205).

The proposed use as a 2-family dwelling would be consistent with residential use in the area; would not be detrimental to or endanger public health, security, general welfare, or morals; and would allow constructive re-use of a vacant structure that has been a blighting influence on the community. The site is adequate for the proposed use, would not create a negative impact on traffic patterns in the immediate area, nor impair present or future development of the surrounding area, nor have a negative impact on other dwellings, churches, schools, public structures, or other places of public gathering. The site has adequate fire and police protection, adequate air and light, adequate utilities, access, drainage, and other facilities; and use as two dwelling units meets all other applicable standards of the Zoning Code.

Community Notification: Staff notified the Friends of Reservoir Hill, Reservoir Hill Improvement Council, St. Francis Neighborhood Center, and Councilman Pinkett of this matter.



Thomas J. Stosur
Director

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

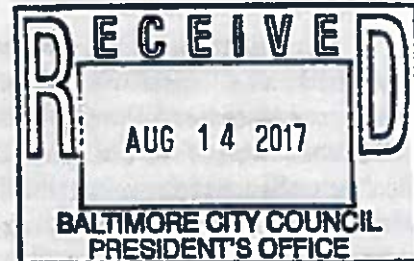


DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

August 14, 2017

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 17-0072 – Zoning – Conditional Use Conversion of 1 Unit
to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0072 for form and legal sufficiency. The bill permits the conversion of 1 Dwelling Unit and 1 Efficiency Dwelling Unit in the R-8 Zoning District on the property known as 2229 Callow Ave. Conversions are permitted in an R-8 Zoning District only by ordinance. Zoning Code of Baltimore City ("ZC"), § 3-305(b)(2).

This bill was introduced on May 15, 2017. Article 32, § 2-203 permits a development to be governed under the zoning code in effect prior to June 5, 2017 (Old Zoning Code) if certain conditions are met. Specifically, if an application is filed – in this case, an application for a conditional use by ordinance – prior to June 5, 2017, the effective date of Article 32, and the application is considered complete, the requirements of the Old Code govern the development. New Code, § 2-203(k). Pursuant to the Old Zoning Code, a bill proposing a conditional use is governed by Title 16. Old Zoning Code, § 14-208. Title 16 requires the applicant to submit a written statement that contains certain prescribed elements, which will inform the City Council and the public as to the intended uses and changes that are being sought. Old Zoning Code, § 16-202. From the information available to the Law Department, the required statement was made and completed prior to June 5, 2017. Therefore, this conditional use conversion can be governed under provisions of the Old Code.

The Law Department points out that, if this bill is to be adopted, findings of fact are required in a quasi-judicial proceeding such as granting a conditional use. *Montgomery County v. Woodward & Lothrop, Inc.*, 280 Md. 686, 713 (1977). To this end, the Zoning Code requires the Planning Commission ("Commission") and the Board of Municipal Zoning Appeals ("Board") to report their findings of facts and considerations to the City Council in regard to a bill authorizing a conditional use. ZC § 16-302. The Zoning Code directs both entities to base their recommendations on considerations outlined in Title 14 of the Zoning Code. ZC § 16-304. Title 14 outlines the elements the Board must consider in regard to a proposed conditional use as well as the type of facts it must find before it can approve a conditional use. See ZC §§ 14-204 & 14-205.

Fav w/ comments

Title 14 does not address the duties of the Commission, but since the Zoning Code directs the Commission to make findings of fact and considerations with respect to those stated in Title 14, the Law Department concludes that the required considerations and findings of fact applicable to the Board apply to the Commission.

We note further that, pursuant to the Old Zoning Code, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. See ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. See ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. See ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. See ZC § 16-403.

The Law Department notes that the Planning Commission's Report provides necessary findings of fact. If the City Council finds facts identical or similar to those found by the Planning Commission, the Law Department is prepared to approve the bill for form and legal sufficiency if all other procedural requirements are met.

Sincerely,

Elena R. DiPietro

Elena R. DiPietro
Chief Solicitor

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Victor Tervalá, Chief Solicitor
Hilary Ruley, Chief Solicitor
Jennifer Landis, Assistant Solicitor

The Baltimore City Department of
**HOUSING & COMMUNITY
DEVELOPMENT**

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Housing Commissioner *MB*

Date: August 1, 2017

Re: **City Council Bill 17-0072 - Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0072, for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue.

If enacted, this bill would support the reproductive reuse of a vacant property owned by the Druid Heights Community Development Corporation in Reservoir Hill. This bill would allow the property owner to renovate the existing structure into two dwelling units, which at one time was converted to accommodate six-family dwelling units.

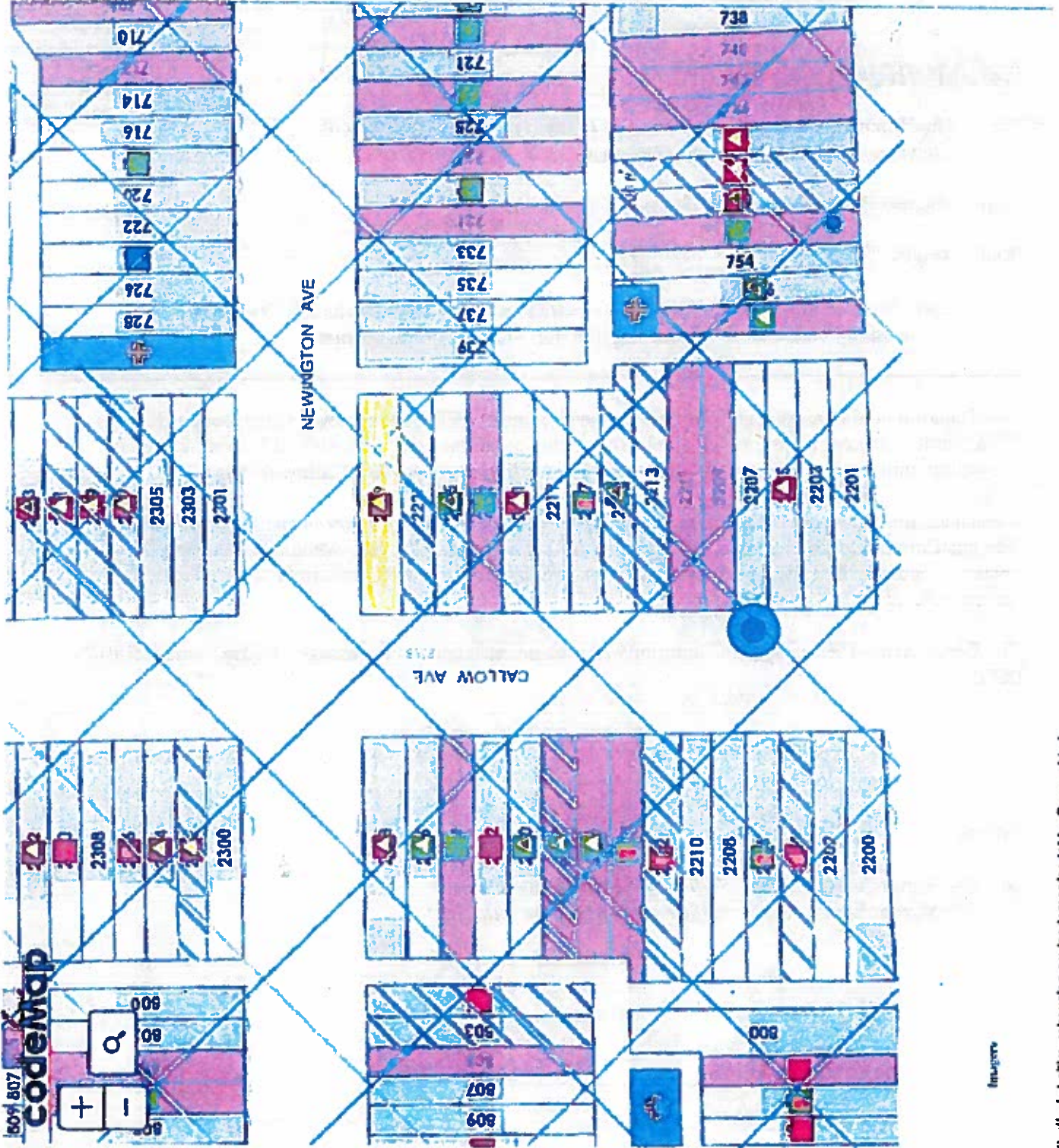
The Department of Housing and Community Development supports the passage of City Council Bill 17-0072.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



CodeMap



Contents

- Focus Areas
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- Funded Dei
- Comm De
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- Major R
- Popplekt
- Streamline
- CE Internal
- Planning De
- Project C
- Project
- P114
- P117/1
- Propos
- Profet
- Non-Proj
- Non-
- Non-
- Potentia
- Green Neh
- EOG Result
- Demo Work
- BRNI, CL, C
- Demolition
- Likely Unoc
- BPD

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



**BOARD OF MUNICIPAL AND
ZONING APPEALS**

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

August 9, 2017

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

Re: City Council Bill No. 17-0072: Zoning - Conditional Use Conversion of 1 Dwelling
Unit to 2 Dwelling Units in the R-8 Zoning District - 2229 Callow Avenue.

Ladies and Gentlemen:

City Council Bill No. 17-0072 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. 17-0072 is to permit, subject to certain conditions,
the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the
property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

The BMZA has reviewed the legislation and has no objection to approval to the passage
of Bill Number 17-0072.

Sincerely,

David C. Tanner
Executive Director

DCT/rdh

CC: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office



Baltimore

Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO

DATE: June 5, 2017

SUBJECT: City Council Bill No. 17-0072
Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0072, propose changing the zoning for the property known as 2229 Callow Avenue, from a 1 dwelling unit to a 2 dwelling unit in the R-8 Zoning District.

BDC has reviewed the proposed zoning change and has no objection to this matter.

cc: Kyron Banks

**CITY OF BALTIMORE
COUNCIL BILL 17-0072
(First Reader)**

Introduced by: Councilmember Pinkett

At the request of: The Druid Heights Community Development Corporation

Address: c/o Johndre Jennings, 2140 McCulloh Street, Baltimore, Maryland 21217

Telephone: 410-523-1350

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of 1 Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to
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7 BY authority of

8 Article - Zoning
9 Section(s) 3-305(b) and 14-102
10 Baltimore City Revised Code
11 (Edition 2000)

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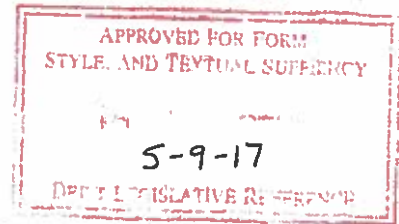
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22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

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

Council Bill 17-0072

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Pinkett
At the request of: The Druid Heights Community Development Corporation
Address: c/o Johndre Jennings, 2140 McCulloh Street, Baltimore, Maryland 21217
Telephone: 410-523-1350

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning
Section(s) 3-305(b) and 14-102
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and 14-102, subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

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

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

Statement of Intent
Under Zoning Code § 16-202
For

2229 Callow Avenue
(Address)

1. **Applicant's Contact Information**

Name: JohnDre Jennings

Mailing Address: 2140 McCulloh Street Baltimore, MD 21217

Telephone Number 410-523-1350

Email Address jjennings@druidheights.com

2. **All proposed Zoning Changes for the Property:** _____

3. **All Intended Uses of the Property 2-DU** _____

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

Name Druid Heights CDC

Mailing Address 2140 McCulloh Street, Baltimore, MD 21217

Telephone Number 410-523-1350

Email Address jjennings@druidheights.com

5. **Property Acquisition:**

The property was acquired by the current owner on 5-14-2015 by deed recorded in the Land Records of Baltimore City in Liber 17160 Folio 503-511.

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 stockholders of any corporation, are as follows (use additional sheet if necessary): _____

Affidavit

I, JohnDre Jennings, 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

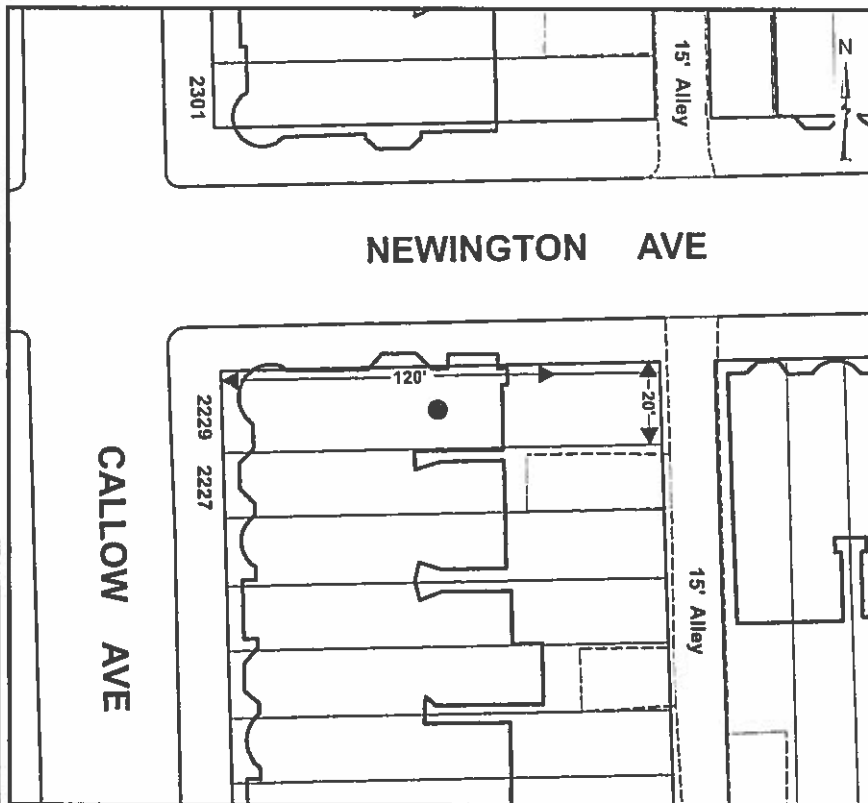
5-8-17

Date

**SHEET NO. 35 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With Property Known As No. 2229 CALLOW AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A One (1) Family Dwelling Unit To A Two (2) Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 11
BLOCK 3446 LOT 67

MAYOR

PRESIDENT CITY COUNCIL

ACTION BY THE CITY COUNCIL.

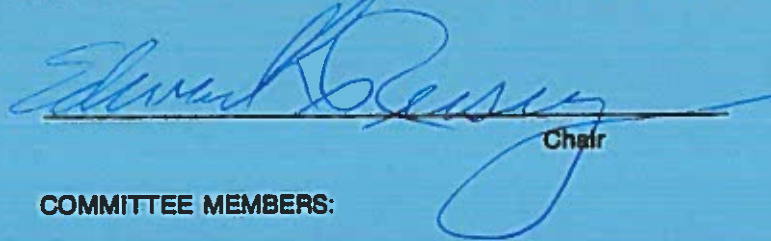
MAY 15 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON August 23 _____ 20 17

COMMITTEE REPORT AS OF August 23 _____ 20 17

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

SEP 11 2017

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 17

SEP 18 2017

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

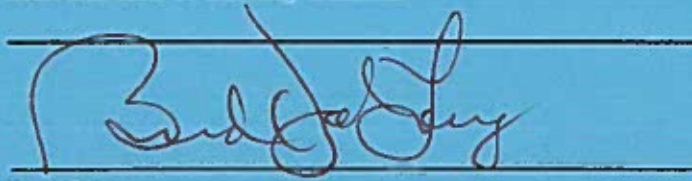
THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

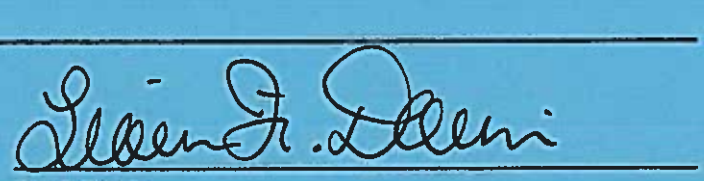
THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

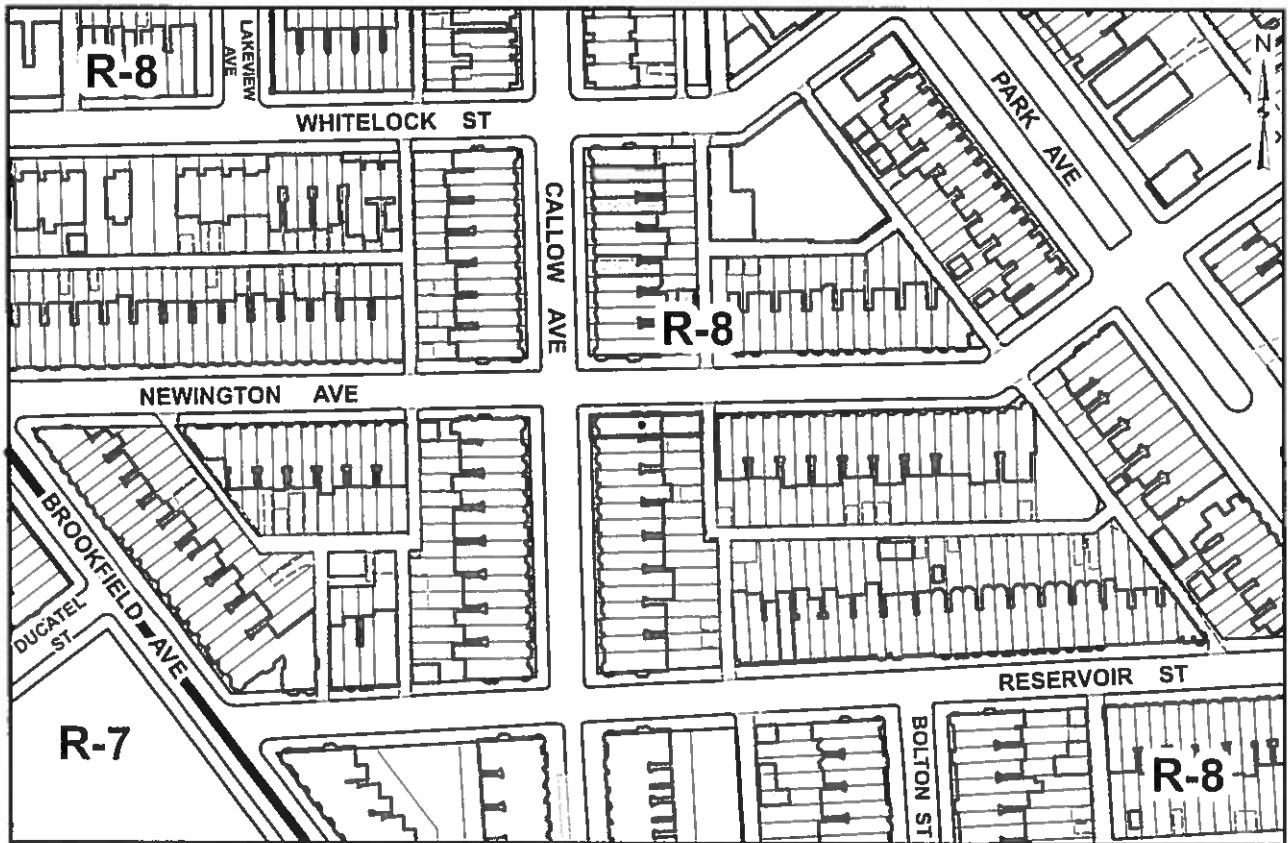


President

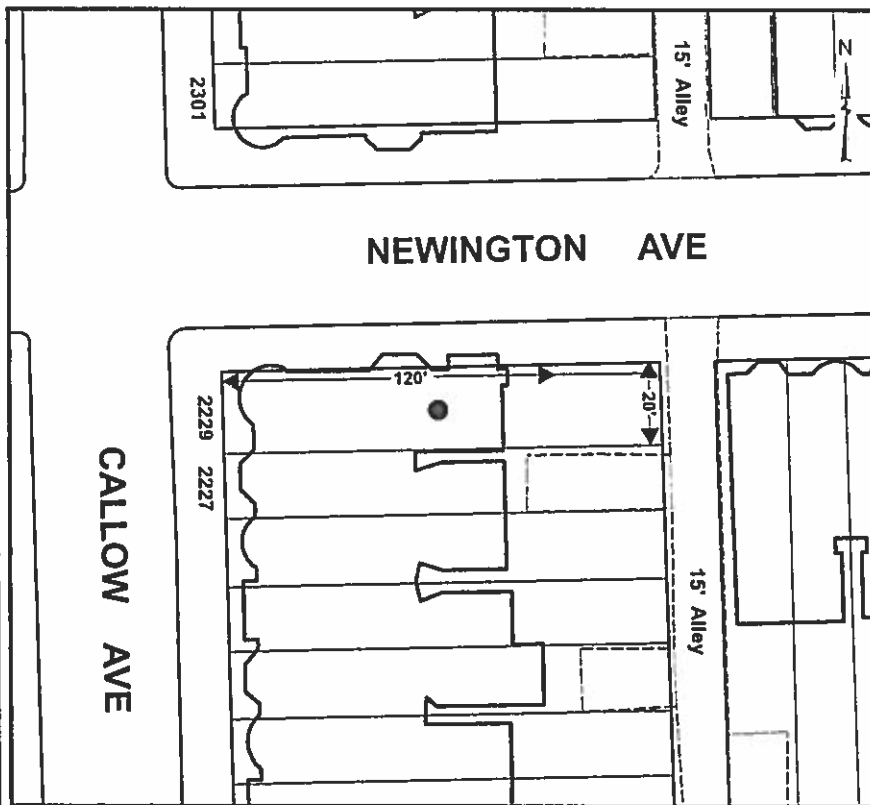


Chief Clerk

**SHEET NO. 35 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

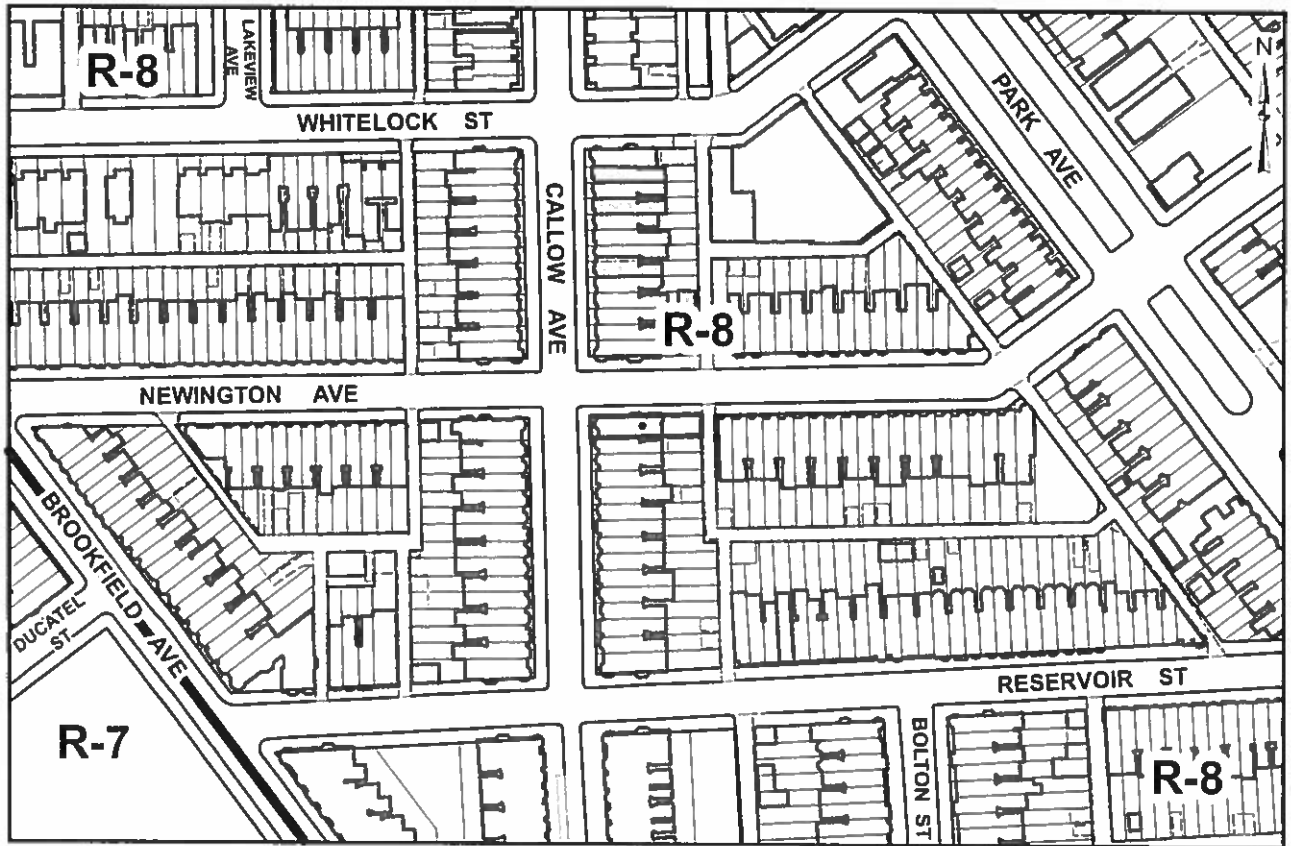
In Connection With Property Known As No. 2229 CALLOW AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A One (1) Family Dwelling Unit To A Two (2) Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 11
BLOCK 3446 LOT 67

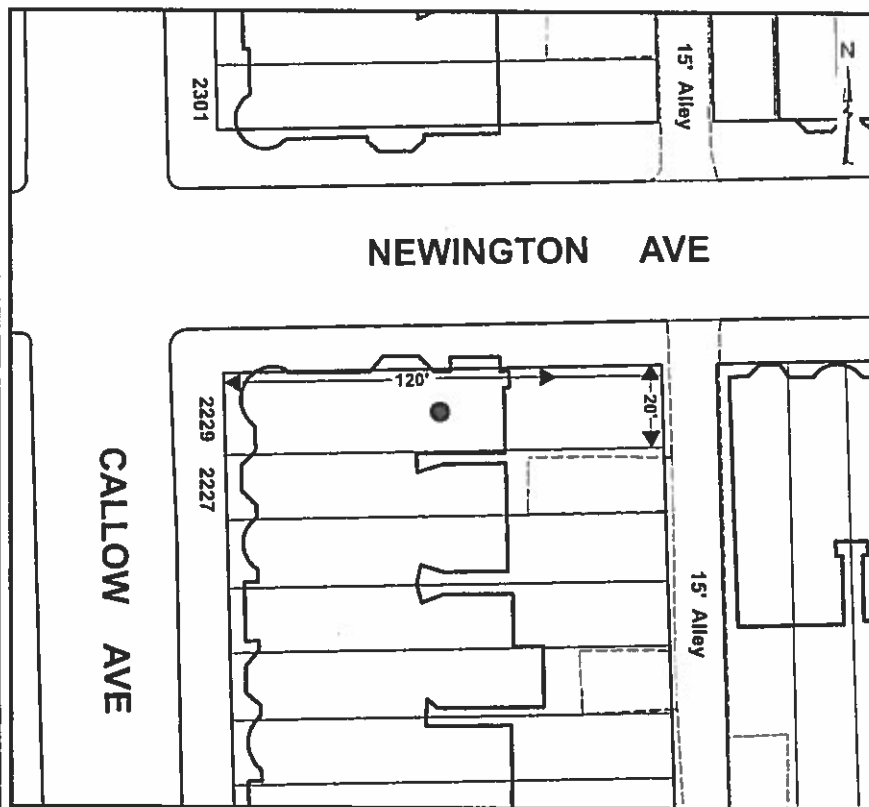
MAYOR

PRESIDENT CITY COUNCIL

**SHEET NO. 35 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



RPE 12-1-15

Scale: 1" = 50'

Note:

In Connection With Property Known As No. 2229 CALLOW AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A One (1) Family Dwelling Unit To A Two (2) Family Dwelling Unit In The R-8 Zoning District, As Outlined In Red Above.

WARD 13

SECTION 11

BLOCK 3446

LOT 67

MAYOR

PRESIDENT CITY COUNCIL

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

City Council Bill No. 17-0072

Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

Title 14-204

Upon finding that:

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

Title 14-205

After consideration of:

- (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 fire and police protection;
- (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;
- (9) the provisions of the City Master Plan;
- (10) the provisions of any applicable Urban Renewal Plan;
- (11) all applicable standards and requirements of this article;
- (12) any other matters considered to be in the interest of the general welfare.

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member


Member

Member

Member

Member

Member

F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0072		

M E M O

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

August 15, 2017

I am herein reporting on City Council Bill 17-0072 for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2219 Callow Avenue.

The proposed bill would allow the property owner to renovate the existing vacant property into two dwelling units, which at one time was converted to six dwelling units. This redevelopment is outside the Traffic Mitigation Zones. Additionally, the number of dwelling units would not subject the redevelopment to conduct a Traffic Impact Study. The renovation of this property is not expected to have a significant impact on the existing transportation infrastructure.

The Department of Transportation supports this bill.

Thank you for this opportunity to comment.

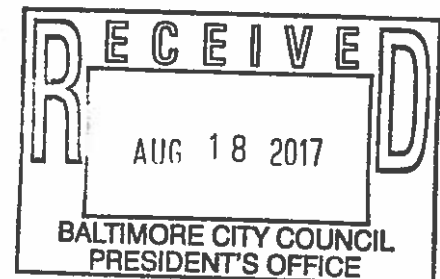
Respectfully,



Michelle Pourciau
Director

MP/PAF

Cc: Karen Stokes, Mayor's Office
Kyron Banks, Mayor's Office



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

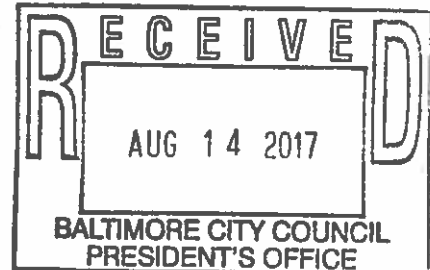


DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

August 14, 2017

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 17-0072 – Zoning – Conditional Use Conversion of 1 Unit
to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0072 for form and legal sufficiency. The bill permits the conversion of 1 Dwelling Unit and 1 Efficiency Dwelling Unit in the R-8 Zoning District on the property known as 2229 Callow Ave. Conversions are permitted in an R-8 Zoning District only by ordinance. Zoning Code of Baltimore City ("ZC"), § 3-305(b)(2).

This bill was introduced on May 15, 2017. Article 32, § 2-203 permits a development to be governed under the zoning code in effect prior to June 5, 2017 (Old Zoning Code) if certain conditions are met. Specifically, if an application is filed – in this case, an application for a conditional use by ordinance – prior to June 5, 2017, the effective date of Article 32, and the application is considered complete, the requirements of the Old Code govern the development. New Code, § 2-203(k). Pursuant to the Old Zoning Code, a bill proposing a conditional use is governed by Title 16. Old Zoning Code, § 14-208. Title 16 requires the applicant to submit a written statement that contains certain prescribed elements, which will inform the City Council and the public as to the intended uses and changes that are being sought. Old Zoning Code, § 16-202. From the information available to the Law Department, the required statement was made and completed prior to June 5, 2017. Therefore, this conditional use conversion can be governed under provisions of the Old Code.

The Law Department points out that, if this bill is to be adopted, findings of fact are required in a quasi-judicial proceeding such as granting a conditional use. *Montgomery County v. Woodward & Lothrop, Inc.*, 280 Md. 686, 713 (1977). To this end, the Zoning Code requires the Planning Commission ("Commission") and the Board of Municipal Zoning Appeals ("Board") to report their findings of facts and considerations to the City Council in regard to a bill authorizing a conditional use. ZC § 16-302. The Zoning Code directs both entities to base their recommendations on considerations outlined in Title 14 of the Zoning Code. ZC § 16-304. Title 14 outlines the elements the Board must consider in regard to a proposed conditional use as well as the type of facts it must find before it can approve a conditional use. See ZC §§ 14-204 & 14-205.

Fav w/ comment

Title 14 does not address the duties of the Commission, but since the Zoning Code directs the Commission to make findings of fact and considerations with respect to those stated in Title 14, the Law Department concludes that the required considerations and findings of fact applicable to the Board apply to the Commission.

We note further that, pursuant to the Old Zoning Code, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. See ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. See ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. See ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. See ZC § 16-403.

The Law Department notes that the Planning Commission's Report provides necessary findings of fact. If the City Council finds facts identical or similar to those found by the Planning Commission, the Law Department is prepared to approve the bill for form and legal sufficiency if all other procedural requirements are met.

Sincerely,

Elena R. DiPietro
Elena R. DiPietro
Chief Solicitor

cc: David Ralph, Acting City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Victor Tervalo, Chief Solicitor
Hilary Ruley, Chief Solicitor
Jennifer Landis, Assistant Solicitor

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

August 9, 2017

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

Re: City Council Bill No. 17-0072: Zoning - Conditional Use Conversion of 1 Dwelling
Unit to 2 Dwelling Units in the R-8 Zoning District - 2229 Callow Avenue.

Ladies and Gentlemen:

City Council Bill No. 17-0072 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. 17-0072 is to permit, subject to certain conditions,
the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the
property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

The BMZA has reviewed the legislation and has no objection to approval to the passage
of Bill Number 17-0072.

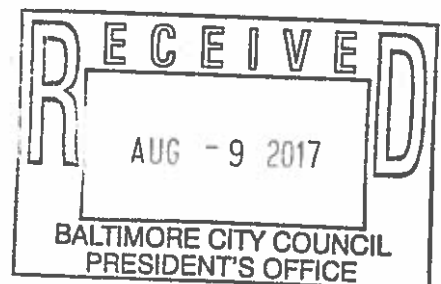
Sincerely,

David C. Tanner

David C. Tanner
Executive Director

DCT/rdh

CC: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office



no obj

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Housing Commissioner 

Date: August 1, 2017

Re: City Council Bill 17-0072 - Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

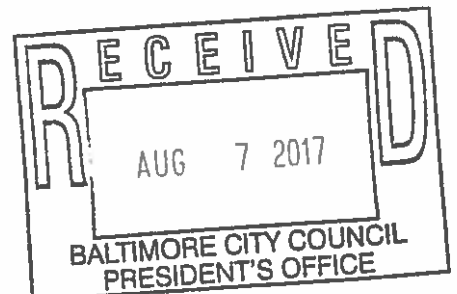
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0072, for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue.

If enacted, this bill would support the reproductive reuse of a vacant property owned by the Druid Heights Community Development Corporation in Reservoir Hill. This bill would allow the property owner to renovate the existing structure into two dwelling units, which at one time was converted to accommodate six-family dwelling units.

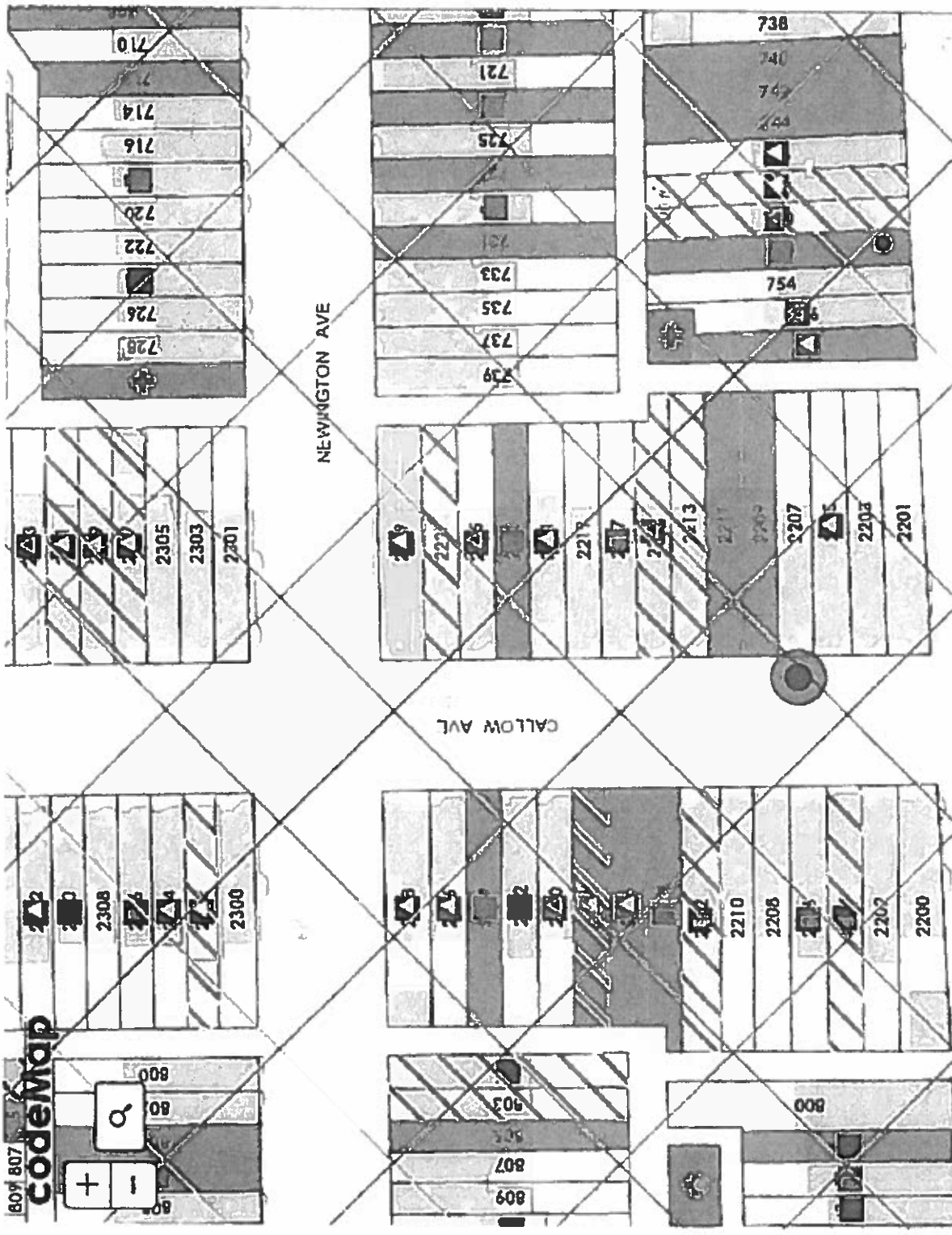
The Department of Housing and Community Development supports the passage of City Council Bill 17-0072.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



F



Contents

- Focus Areas
- Funded De
- Funded Dei
- Comm De
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- Major R
- Popplekt
- Streamline
- CE Internal
- Planning De
- Project C
- Proje
- FY16
- FY17/1
- Propos
- Proje
- Non-Prof
- Non-
- Non-
- Potenita
- Green Netv
- EOG Result
- Demo Work
- BRNI, CL, C
- Demolition
- Likely Unoc
- BPD

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11378720

Case #: 17-0072

Description:

Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/31/2017

Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0072

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, August 23, 2017 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 105 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0072.

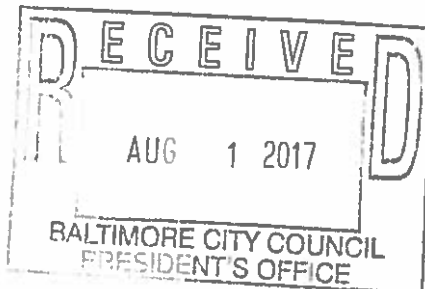
CC 17-0072 ORDINANCE - Zoning - Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 2229 Callow Avenue - FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

BY repealing and reordaining, with amendments

Article - Zoning
Section(s) 3-305(b) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.
EDWARD REISINGER
Chair

js91



FROM	NAME & TITLE	TJA THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0072 / ZONING - CONDITIONAL USE CONVERSION OF 1 DWELLING UNIT TO 2 DWELLING UNITS - 2229 CALLOW AVENUE

CITY of
BALTIMORE
MEMO



DATE:

TO

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

June 16, 2017

At its regular meeting of June 15, 2017, the Planning Commission considered City Council Bill #17-0072, for the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0072, and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0072 be passed by the City Council.

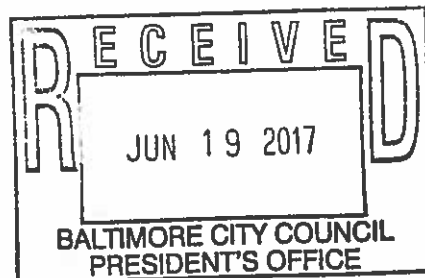
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)

F



**cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyrion Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Ms. JohnDre Jennings, Druid Heights CDC**



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 15, 2017

REQUEST: City Council Bill #17-0072/ Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilmember Pinkett, at the request of the Druid Heights Community Development Corporation

OWNER: Druid Heights Community Development Corporation

SITE/ GENERAL AREA

Site Conditions: 2229 Callow Avenue is located on the southeast corner of the intersection with Newington Avenue. This property measures approximately 20' by 120' and is currently improved with the shell of a three-story end-of-row residential building measuring approximately 20' by 56'. This site is zoned R-8 and is located in the central portion of the Reservoir Hill Urban Renewal Area and the Reservoir Hill National Register Historic District.

General Area: This is a predominantly residential area known as Reservoir Hill, with scattered uses such as religious institutions, schools, and a few remaining small commercial uses. This residential area is over 100 years old.

HISTORY

The Reservoir Hill Urban Renewal Plan was adopted by Ordinance no. 33, dated April 10, 1972. This Plan was last amended by Amendment 10, dated September 19, 1988, adopted by Ordinance no. 187, dated November 10, 1988. The Reservoir Hill Historic District was certified to the National Register of Historic Places on December 23, 2004.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents; and Objective 2: Strategically Redevelop Vacant Properties Throughout the City.

ANALYSIS

Project: This legislation would allow the petitioner to renovate the existing structure into two dwelling units, providing a new life for this original building. Adaptive re-use as a two-family attached dwelling would allow preservation of part of Reservoir Hill's traditional architectural fabric while offering more affordable housing alternatives to persons who wish to live in an area convenient to downtown Baltimore.

Zoning Analysis: This property was converted to six-family dwelling use in 1943. The BMZA reduced this to five dwelling units in 1975. Vacant House Notices were issued against this property in 1990, 1993, 2014, and 2015. This bill would encourage re-use of a structure in need of restoration, at an intensity more consistent with neighborhood desires and standards.

- The Zoning Code requires, for a property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC §4-1106.a.). A lot area of 1,500 square feet is required for two dwelling units; this lot has 2,400 square feet, so a lot area variance is not needed to reduce this requirement.
- The maximum floor area ratio (FAR) in this zoning district is 2.0 (BCZC §4-1108.a.). This premises has a FAR of 1.35, so a variance of that requirement is not needed.
- One off-street parking space is required to serve the newly-created dwelling unit. The rear of this property is bordered by an alley at least 15' wide which allows the owner to provide two off-street parking spaces in the rear yard, so no parking variance is needed.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

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

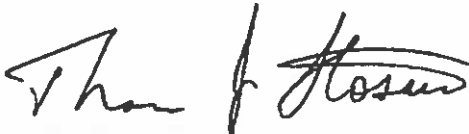
In addition, the Zoning Code requires review of these considerations, as appropriate:

- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;
- development of the proposed use will not impair the present and future development of this lot or the surrounding area;
- there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering;
- there is adequate accessibility of the premises to fire and police protection;
- there is adequate light and air to the premises and to properties in the vicinity;

- adequate utilities, access, drainage, and other necessary facilities have been or will be provided; and
- the use of the property as two dwelling units meets all other applicable standards and requirements of this article (§14-205).

The proposed use as a 2-family dwelling would be consistent with residential use in the area; would not be detrimental to or endanger public health, security, general welfare, or morals; and would allow constructive re-use of a vacant structure that has been a blighting influence on the community. The site is adequate for the proposed use, would not create a negative impact on traffic patterns in the immediate area, nor impair present or future development of the surrounding area, nor have a negative impact on other dwellings, churches, schools, public structures, or other places of public gathering. The site has adequate fire and police protection, adequate air and light, adequate utilities, access, drainage, and other facilities; and use as two dwelling units meets all other applicable standards of the Zoning Code.

Community Notification: Staff notified the Friends of Reservoir Hill, Reservoir Hill Improvement Council, St. Francis Neighborhood Center, and Councilman Pinkett of this matter.



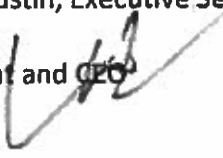
Thomas J. Stosur
Director



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

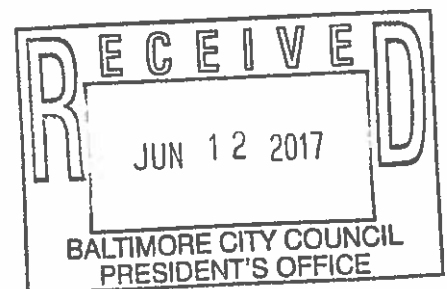
DATE: June 5, 2017

SUBJECT: City Council Bill No. 17-0072
Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0072, propose changing the zoning for the property known as 2229 Callow Avenue, from a 1 dwelling unit to a 2 dwelling unit in the R-8 Zoning District.

BDC has reviewed the proposed zoning change and has no objection to this matter.

cc: Kyron Banks



*NO
obj*

**CITY OF BALTIMORE
COUNCIL BILL 17-0072
(First Reader)**

Introduced by: Councilmember Pinkett

At the request of: The Druid Heights Community Development Corporation

Address: c/o Johndre Jennings, 2140 McCulloh Street, Baltimore, Maryland 21217

Telephone: 410-523-1350

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of 1 Dwelling Unit to**
3 **2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to
5 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as
6 outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Section(s) 3-305(b) and 14-102

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning
14 District on the property known as 2229 Callow Avenue, as outlined in red on the plat
15 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and
16 14-102, subject to the condition that the building complies with all applicable federal, state, and
17 local licensing and certification requirements.

18 **SECTION 2. 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.

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

Council Bill 17-0072

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

Statement of Intent
Under Zoning Code § 16-202
For

2229 Callow Avenue
(Address)

1. **Applicant's Contact Information**

Name: JohnDre Jennings

Mailing Address: 2140 McCulloh Street Baltimore, MD 21217

Telephone Number 410-523-1350

Email Address jjennings@druidheights.com

2. **All proposed Zoning Changes for the Property:** _____

3. **All Intended Uses of the Property** 2-DU

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

Name Druid Heights CDC

Mailing Address 2140 McCulloh Street, Baltimore, MD 21217

Telephone Number 410-523-1350

Email Address jjennings@druidheights.com

5. **Property Acquisition:**

The property was acquired by the current owner on 5-14-2015 by deed recorded in the Land Records of Baltimore City in Liber 17160 Folio 503-511.

6. **Contract Contingency:**

a. There is ___ is not a contract contingent on the requested legislative authorization.

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Affidavit

I, JohnDre Jennings, 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

5-8-17

Date

Statement of Intent
Under Zoning Code § 16-202
For

2229 Callow Avenue
(Address)

1. **Applicant's Contact Information**

Name: JohnDre Jennings

Mailing Address: 2140 McCulloh Street Baltimore, MD 21217

Telephone Number 410-523-1350

Email Address jjennings@druidheights.com

2. **All proposed Zoning Changes for the Property:** _____

3. **All Intended Uses of the Property 2-DU** _____

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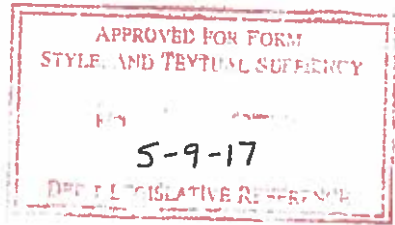


Applicant's Signature

5-8-17

Date

INTRODUCTORY*



CITY OF BALTIMORE
COUNCIL BILL 17-0072

Introduced by: Councilmember Pinkett
At the request of: The Druid Heights Community Development Corporation
Address: c/o Johndre Jennings, 2140 McCulloh Street, Baltimore, Maryland 21217
Telephone: 410-523-1350

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

LUT
Law
Planning Com
BMZA
HCD
BDC
DOT

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning
Section(s) 3-305(b) and 14-102
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b) and 14-102, subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

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

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

City Council Bill No. 17-0072

Zoning – Conditional Use Conversion of 1 Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

Title 14-204

Upon finding that:

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

Title 14-205

After consideration of:

- (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 fire and police protection;
- (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;
- (9) the provisions of the City Master Plan;
- (10) the provisions of any applicable Urban Renewal Plan;
- (11) all applicable standards and requirements of this article;
- (12) any other matters considered to be in the interest of the general welfare.

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

Member

AMENDMENTS TO COUNCIL BILL 17-0072
(1" Reader Copy)

APPROVED FOR FORM
STYLE, AND TENTATIVE EFFICIENCY

8-23-17

DEPT. LEGISLATIVE REFERENCE

By: Land Use and Transportation Committee

Amendment No. 1

On page 1, in line 6, after "plat", insert "and providing for a special effective date".

Amendment No. 2

On page 2, in line 1, strike beginning with "on" down through and including "date", in line 2, and substitute "when".

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 17-0072

Introduced by: Councilmember Pinkett

At the request of: The Druid Heights Community Development Corporation

Address: c/o Johndre Jennings, 2140 McCulloh Street, Baltimore, Maryland 21217

Telephone: 410-523-1350

Introduced and read first time: May 15, 2017

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: September 11, 2017

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Conversion of 1 Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District – 2229 Callow Avenue**

FOR the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2229 Callow Avenue, as outlined in red on the accompanying plat; and providing for a special effective date.

BY authority of

Article - Zoning

Section(s) 3-305(b) and 14-102

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EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 17-0072

1 SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect ~~on the 30th day~~
2 ~~after the date~~ when it is enacted.

Certified as duly passed this _____ day of _____, 20____

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20____

Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City