



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0203

**Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units
in the R-8 Zoning District - 2223 Callow Avenue**

Sponsor: Councilmember Torrence

Introduced: March 7, 2022

Purpose:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the Property known as 2223 Callow Avenue (Block 3446, Lot 64), as outlined in red on the accompanying plat.

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

Agency Reports

City Solicitor	Favorable / Comments
Planning Commission	Favorable
Board of Municipal Zoning Appeals	Defers to Planning
Department of Transportation	
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed
Fire Department	

Analysis

Current Law

Article – Zoning; Section(s) 5-201(a and 9-701(2) Baltimore City Revised Code (Edition 2000).

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

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

Background

The bill would authorize the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2223 Callow Avenue (Block 3446, Lot 64). The property is located on the east side of the street near Newington Avenue.

The property lies in the Reservoir Hill National Register Historic District and the Reservoir Hill community. The area is predominantly residential with scattered uses such as religious institutions and small-scale commercial uses.

The residential structure on the site was built in the 1905. The site is zoned R-8. The property lot measures 18' x 120". The three-story, mixed use residential structure contains about 3,663 square feet of habitable floor area.

The owner is proposing to construct a four-bedroom dwelling unit using the three upper floors of the three-story structure. A 1,000 square feet, one-bedroom dwelling unit is proposed for the basement for a total of 2 dwelling units. The owner will provide a paved parking area in the rear yard.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 22-0203

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Analysis Date: August 4, 2022