


FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0289/ ZONING – CONDITIONAL USE CONVERSION TO 3 DWELLING UNITS – 867 HOLLINS STREET		

TO

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

DATE: November 18, 2022

At its regular meeting of November 17, 2022, the Planning Commission considered City Council Bill #22-0289, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known 867 Hollins Street (Block 0237, Lot 039), 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 #22-0289, and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406(a) and §5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest;
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and adopts the findings of fact outlined in the attached staff report and its equity findings, with consideration for testimony and facts presented at this meeting; and therefore recommends that City Council Bill #22-0289 be approved by the City Council.

If you have any questions, please contact Mr. Martin French in the Land Use and Urban Design Division at 410-396-1354.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
Mr. Ethan Cohen, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Mr. Brian Saval o/b/o Paul Saval for Hollins Corner 2 LLC



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Sean D. Davis, Chairman; Eric Stephenson, Vice-Chair*

### STAFF REPORT



Chris Ryer  
Director

**November 17, 2022**

**REQUEST:** City Council Bill #22-0289/ Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 867 Hollins Street

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units in the R-8 Zoning District on the property known as 867 Hollins Street (Block 0237, Lot 039), as outlined in red on the accompanying plat.

**RECOMMENDATION:** Approval

**STAFF:** Martin French

**INTRODUCED BY:** Councilmember Bullock, at the request of Brian Saval o/b/o Paul Saval

**OWNER:** Hollins Corner 2 LLC

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

Site Conditions: 867 Hollins Street is located on the southeast corner of its intersection with Callender Street, and extends along the east side of Callender Street to its intersection with Boyd Street. This property measures approximately 22' by 131' and is currently improved with a combination two- and three-story semi-detached historic residential building measuring approximately 22' by 38' (porch-front two-story front building) and approximately 18' by 35' (three-story back building) that was constructed before 1900. There is a separate semi-detached garage structure measuring approximately 22' by 20' that is accessible from Boyd Street. This site is zoned R-8 and is located within the Poppleton Urban Renewal Plan area, the Hollins Roundhouse National Register Historic District, and Hollins Roundhouse and Hollins Market community.

General Area: This property is in the eastern portion of the historic predominantly residential and residential mixed-use community known as Hollins Roundhouse and Hollins Market that is between Baltimore Street and Pratt Street (from north to south), west of Martin Luther King, Jr. Boulevard and east of the Union Square Historic District. This area was developed in the early and middle decades of the 19<sup>th</sup> Century and its architecture reflects changes in consumer choices of housing as well as evolution of commercial buildings that happened in that span of time. During the 20<sup>th</sup> Century there was some conversion of single-family dwellings to multi-family dwellings in the Hollins Roundhouse and Hollins Market area. There are religious, institutional, and small-scale commercial uses in the area, with the commercial uses historically concentrated on the principal commercial corridor of Baltimore Street. Residential uses range from single-family attached housing of various sizes to rowhouses used as small apartment houses. One

outcome of the Poppleton Urban Renewal Plan has been clearance and redevelopment of several blocks one block north of this property, along West Baltimore Street and West Fayette Street.

In the same general area as this property, the Baltimore Development Corporation and the Baltimore Public Markets Corporation are implementing multi-phase improvements to the Hollins Market and Headhouse. To the north of this property, the Southwest Partnership is working on commercial revitalization of the West Baltimore Street historic commercial corridor. As a result, revitalizing and re-occupying this area's mix of residential and commercial buildings is viewed as particularly important for improving quality of life in the Hollins Roundhouse and Hollins Market communities.

## **HISTORY**

The Poppleton Urban Renewal Plan was originally approved by Ordinance no. 837 dated March 31, 1975, and was last amended by Ordinance no. 19-294 dated September 25, 2019. The Hollins Roundhouse District was certified to the National Register of Historic Places on July 22, 2009. This portion of the Hollins Roundhouse and Hollins Market community was rezoned from R-9 to R-8 during the comprehensive rezoning mapping process associated with the effective date of the current Zoning Code on June 5, 2017.

## **ANALYSIS**

Background: This legislation would allow the petitioner to use the existing structure as three dwelling units: two one-bedroom dwellings on the two levels of the front building portion of the principal structure and the nearest adjoining part of the first two levels of the back building portion; and a two-bedroom dwelling on the balance of all three levels of the back building portion of the principal structure, with off-street parking for two vehicles in the rear of the property. The two one-bedroom dwelling units would share a vestibule at the front of the principal structure, while the two-bedroom dwelling unit would have its separate entrance directly on Callender Street.

Zoning analysis: This property is a mid-block structure containing approximately 2,922 gross square feet of potentially habitable floor area on its three levels. This bill would allow re-use of the structure consistent with its current zoning.

- The Zoning Code requires, for conversion of a single-family dwelling in the R-8 zoning district, 750 square feet of lot area per dwelling unit (BCZC §9-703.d., citing Table 9-401). A lot area of 1,875 square feet is thus required for the proposed use. This lot has approximately 2,882 square feet and thus meets this requirement for conversion.
- The Zoning Code requires, for conversion of a single-family dwelling in the R-8 district, 1,500 square feet of floor area in the structure (BCZC §9-703.b.). The existing structure contains over 2,900 square feet of floor area, thus meeting this requirement.
- The Zoning Code requires, for conversion of a single-family dwelling in the R-8 district, 750 square feet of floor area for each one-bedroom dwelling unit and 1,000 square feet of floor area for each two-bedroom unit (BCZC §9-703.c.). The preliminary floor plan for this conversion shows approximately 800 gross square feet for each one-bedroom

dwelling unit and approximately 1,200 gross square feet for the two-bedroom dwelling unit in the back building. No variance of these standards is required.

- The maximum lot coverage allowed for a multi-family dwelling structure in the R-8 district is 80% (BCZC, Table 9-401). The existing structure covers approximately 51% of the lot and is not being enlarged. No variance of this requirement is needed.
- Two off-street parking spaces are required to serve the two newly-created dwelling units (BCZC §9-703.f.). This property can provide the necessary off-street parking spaces, as the property is approximately 22' wide with a rear garage structure measuring approximately 22' by 20' that has access from Boyd Street. No variance of this requirement would be needed.

Equity considerations: This property is located within a part of Baltimore City that has variable real estate market values and a proportion of non-whites that is slightly below the City-wide average. The Hollins Market real estate market area did in the past suffer from significant net disinvestment, combined with population losses, for several decades at the end of the 20<sup>th</sup> Century. Since then this real estate market has stabilized but not yet fully rebounded. There could be changes to the quality of life in the Hollins Roundhouse and Hollins Market community that would result from approval or disapproval of this proposed action. The communities could benefit from a proper historic renovation of an historic structure and its becoming occupied by new residents. Creation of two additional dwelling units would support the goal of expanding housing choices for Baltimore residents. The applicant has stated that he has discussed the proposed residential conversion and limited exterior changes to the building with neighboring residents, and the community association has written in support of the proposed residential conversion. By itself, the proposed action would not change existing patterns of inequity that persist in Baltimore. However, the proposed action should be considered in the context of other actions generating both investment in and re-activation of significant parts of this portion of Baltimore. There would be no effect on internal operations of the Department of Planning that would result from approval of the proposed action.

Notification: The Southwest Partnership, Hollins Roundhouse Association, and Councilman Bullock have been notified of this action.



**Chris Ryer**  
**Director**