



## BILL SYNOPSIS

Committee: Economic and Community Development

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

**Sponsor:** Councilmember Bullock

**Introduced:** October 24, 2022

#### Purpose:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling 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.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

#### Agency Reports

City Solicitor	Favorable
Planning Commission	Favorable
Board of Municipal Zoning Appeals	<i>Report Not Received</i>
Department of Transportation	<i>Report Not Received</i>
Department of Housing and Community Development	<i>Report Not Received</i>
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed
Fire Department	<i>Report Not Received</i>



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## **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 3 dwelling units in the R-8 Zoning District on the property known as 867 Hollins Street (Block 0237, Lot 039). The property is located on the southeast corner of Hollins Street at the intersection with Callender Street. The structure extends along the east side of Callender Street to the intersection with Boyd Street. See the attached plat.

The property lies in the Hollins Roundhouse and Hollins Market area of West Baltimore. The area is predominantly residential with scattered uses such as religious institutions and small-scale commercial uses.

The site is zoned R-8. The property lot measures 22' x 131". There is a combination two and three story historical residential structures on the site that was built before 1900. The two-story, semi-detached building measures 22' x 38". The three-story back-building measures 18' x 35'. There is also a 22'x 20' semi-detached garage structure in the back of the building accessible from Boyd Street

The owner proposes to construct:

- two one-bedroom dwelling units 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
- one two-bedroom dwelling unit on the balance of all three levels of the back-building portion of the principal structure for a total of 3 dwelling units

Off-street parking for two vehicles will be provided in the rear of the property.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 22-0289

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