

DEPARTMENT OF LEGISLATIVE REFERENCE**STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street
 City Hall, Suite 626
 Baltimore, Maryland 21202

Phone: (410) 396-4730
 Email: ben.guthorn@baltimorecity.gov

01. Property Information.

Property Address: 616, 601 W. West Street, 701 W. Ostend Street		Block: 0688C, 0688C, 0954	Lot: 009, 019, 001
City: Baltimore	State: MD	Zip Code: 21230	

02. Applicant's Contact Information.

First Name: Frank		Last Name: Boston	
Mailing Address: 2002 Clipper Park Road, Suite #108			
City: Baltimore	State: MD	Zip Code: 21211	
Telephone Number: 410-323-7090		Email Address: fdb3law@gmail.com	

03. Agency.

Is the applicant acting as an agent for another? Yes

If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner.

(Use an additional sheet if necessary.)

Corporate Entity: Baltimore Ravens Limited Partnership			
01	First Name: Brandon	Last Name: Etheridge	
Mailing Address: One Winning Drive			
City: Owings Mills	State: MD	Zip Code: 21117	
02	First Name:	Last Name:	
Mailing Address:			
City:	State:	Zip Code:	

04. Current Property Owner's Contact Information (if different than applicant).

First Name: 601 West Owner LLC (Lot N and NN)		Last Name: And 701 West Ostend LLC (Lot O)	
Mailing Address: 1101 Russell Street			
City: Baltimore	State: MD	Zip Code: 21230	
Telephone Number: 410-701-4000		Email Address:	

05. Property Acquisition.

Date the property was acquired by the current owner: 03/01/2022 (Lot N and NN), 12/14/2023 (Lot O)

Deed Reference	Liber/Book: 7215 (Lot N and NN), 15462 (Lot O)	Folio/Page: 304 (Lot N and NN), 30 (Lot O)
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06. All Proposed Zoning Changes for the Property.

Zoning District	Current Zoning District: C-4, I-2	Requested Zoning District: C-5-DC
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Conditional Use	Existing Use: Parking Lot	Proposed Conditional Use: Parking Lots with Digital Billboard on Lot N
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Please describe all intended uses of the Property:
Continue parking lot use, with the addition of a digital billboard (679 sq. feet) on Parking Lot N, and pole to support the billboard (75 feet high). The addition of a freestanding pole will also require a zoning change.

Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 - Zoning. e.g. Table 9-301, Table 10-301, etc.

Multifamily	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units	
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Proposed Number of Units: N/A

Gross Square Footage of Building: (Not including basement area)

Unit 01	Gross Sq./Ft:	No. of Bedrooms: _
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Unit 02	Gross Sq./Ft:	No. of Bedrooms: _
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Unit	Gross Sq./Ft:	No. of Bedrooms: _
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Unit	Gross Sq./Ft:	No. of Bedrooms: _
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(Add additional units as needed.)

ARTICLE 32, § 9-703. CONVERSION STANDARDS.

(a) In general.

All conversions must meet the standards set forth in this section.

(b) Existing dwelling.

(1) The existing dwelling must be:

- (i) a structure originally constructed as a single-family dwelling; and
- (ii) 1,500 square feet or more in gross floor area.

(2) For purposes of this subsection, gross floor area does not include any basement area.

(c) GFA per dwelling unit.

The converted dwelling must meet the following gross floor area per unit type:

- (1) 1-bedroom unit: 750 square feet.
- (2) 2-bedroom unit: 1,000 square feet.
- (3) 3- or more bedroom unit: 1,250 square feet.

*Please note that one off-street parking space is required per each dwelling unit added.

07. Contract Contingency.

Is there a purchase contract contingent on the requested legislative authorization? **No**

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

(Add additional parties as needed.)

1 ST PARTY	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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2 ND PARTY	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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The purposes, nature, and effect of the contract are:

08. Affidavit.

I, _____, 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

9/4/24
Date