

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: 2106 McCullon St. Block: 0315 Lot: 009
City: Baltimore State: MD Zip Code: 21217

02. Applicant's Contact Information.

First Name: Derek Last Name: Hayes
Mailing Address: P.O. Box 24
City: Dwings Mills State: MD Zip Code: 21117
Telephone Number: 443-748-2223 Email Address: derek@abcdhomes.org
814

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: ABCD HOMES, LLC

01 First Name: Derek Last Name: Hayes

Mailing Address: P.O. Box 24

City: Dwings 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: Last Name:

Mailing Address:

City: State: Zip Code:

Telephone Number: Email Address:

05. Property Acquisition.

Date the property was acquired by the current owner:

11/21/23

Deed Reference

Liber/Book:

Folio/Page:

06. All Proposed Zoning Changes for the Property.

Zoning District

Current Zoning District:

Requested Zoning District:

R-8

Conditional Use

Existing Use:

Single dwelling

Proposed Conditional Use:

(3) three dwelling units

Please describe all intended uses of the Property:

Convert existing premises into 3 Apt dwelling units.
Off street parking offered as well

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

Proposed Number of Units:

3

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

Unit 01

Gross Sq./Ft: 1200

No. of Bedrooms: - 2

Unit 02

Gross Sq./Ft: 1200

No. of Bedrooms: - 2

Unit 03

Gross Sq./Ft: 1200

No. of Bedrooms: - 2

Unit

Gross Sq./Ft:

No. of Bedrooms: -

(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.)***1ST PARTY**

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

2ND PARTY

First Name:

Last Name:

Mailing Address:

City:


State:

Zip Code:

The purposes, nature, and effect of the contract are:

N/A**08. Affidavit.**

I, **Derek Hayes**, 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

Date

7/30/24