


F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE  M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0164		

TO The Honorable President and  
Members of the City Council  
c/o Natawna Austin  
Room 400 City Hall

December 22, 2017

I am herein reporting on City Council Bill 17-0164- Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2240 East Baltimore Street 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 2240 East Baltimore Street (Block 1723, Lot 039), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area) and certain off-street parking regulations.

DOT supports this bill and respectfully requests a favorable report.

Respectfully,



Michelle Pourciau  
Director

MP/lw

Cc: Kyron Banks, Mayor's Office

**CITY OF BALTIMORE  
COUNCIL BILL 17-0164  
(First Reader)**

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Introduced by: Councilmember Sneed

At the request of: Qwaku Properties

Address: c/o Thomas Stewart, 1389 Jefferson Street, Unit C606, Oakland, California 94612

Telephone: 443-865-5049

Introduced and read first time: November 13, 2017

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2                   **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3                   **2 Dwelling Units in the R-8 Zoning District – Variances –**  
4                   **2240 East Baltimore Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2240  
7 East Baltimore Street (Block 1723, Lot 039), as outlined in red on the accompanying plat;  
8 and granting variances from certain bulk regulations (lot area) and certain off-street parking  
9 regulations.

10 BY authority of

11       Article 32 - Zoning

12       Section(s) 5-201(a), 5-305(a), 5-308, 9-401, 9-701(2), 9-703(b), 9-703(f), 16-203, and 16-  
13       602 (Table 16-406)

14       Baltimore City Revised Code  
15       (Edition 2000)

16       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units on  
18 the property known as 2240 East Baltimore Street (Block 1723, Lot 039), as outlined in red on  
19 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-  
20 201(a) and 9-701(2), subject to the condition that the building complies with all applicable  
21 federal, state, and local licensing and certification requirements.

22       **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
23 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
24 requirements of §§ 9-703(b) and 9-401: Bulk regulations (lot area) in the R-8 Zoning District.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

STATEMENT OF INTENT

FOR  
2240 E. Baltimore St.  
(Address)

1. Applicant's Contact Information:  
Name: Thomas Stewart, D.P.  
Mailing Address: 1389 Jefferson St. # 606  
Oakland, CA 94612  
Telephone Number: 415-867-5049  
Email Address: tsstewart1230@gmail.com

2. All Proposed Zoning Changes for the Property: Convert from single to  
two units

3. All Intended Uses of the Property: Live and rent

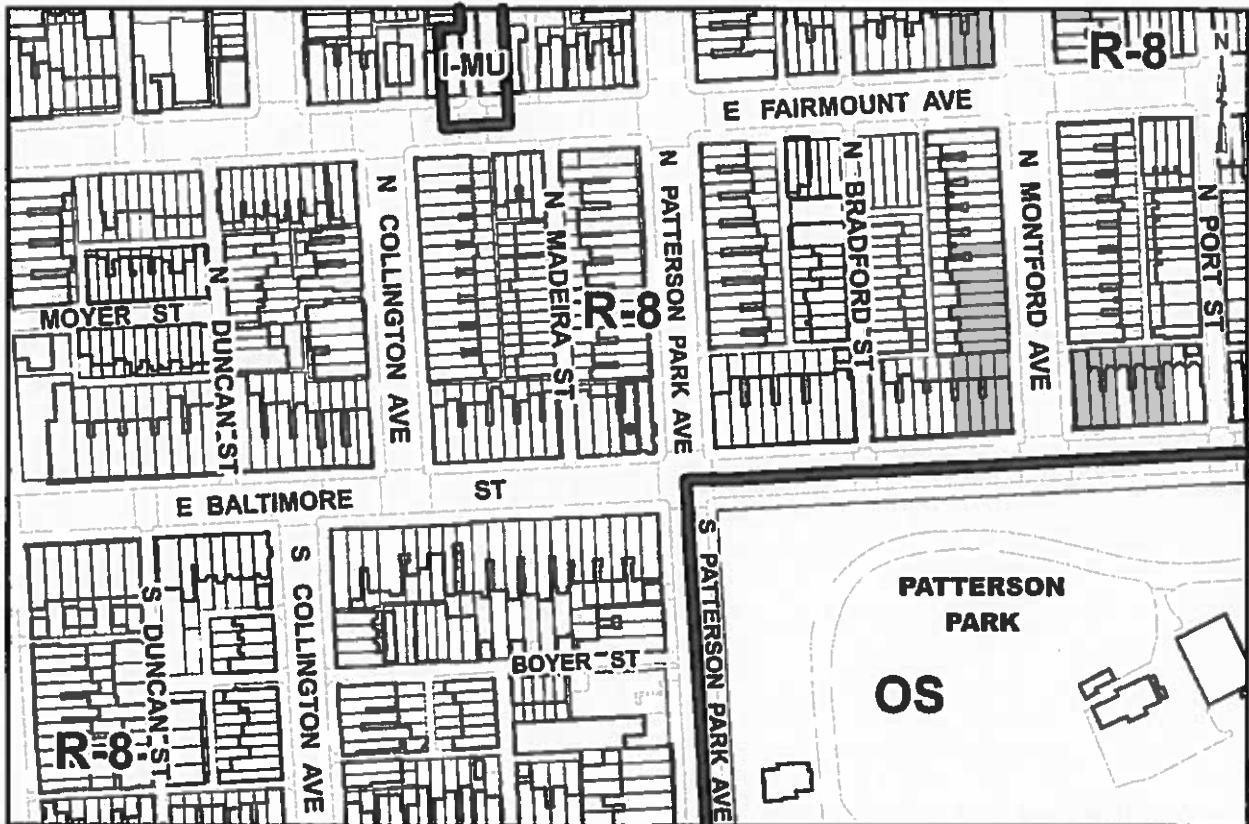
4. Current Owner's Contact Information:  
Name: Same as above  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

5. Property Acquisition:  
The property was acquired by the current owner on 10/2001 by deed recorded in the  
Land Records of Baltimore City in Liber \_\_\_\_\_ Folio \_\_\_\_\_.

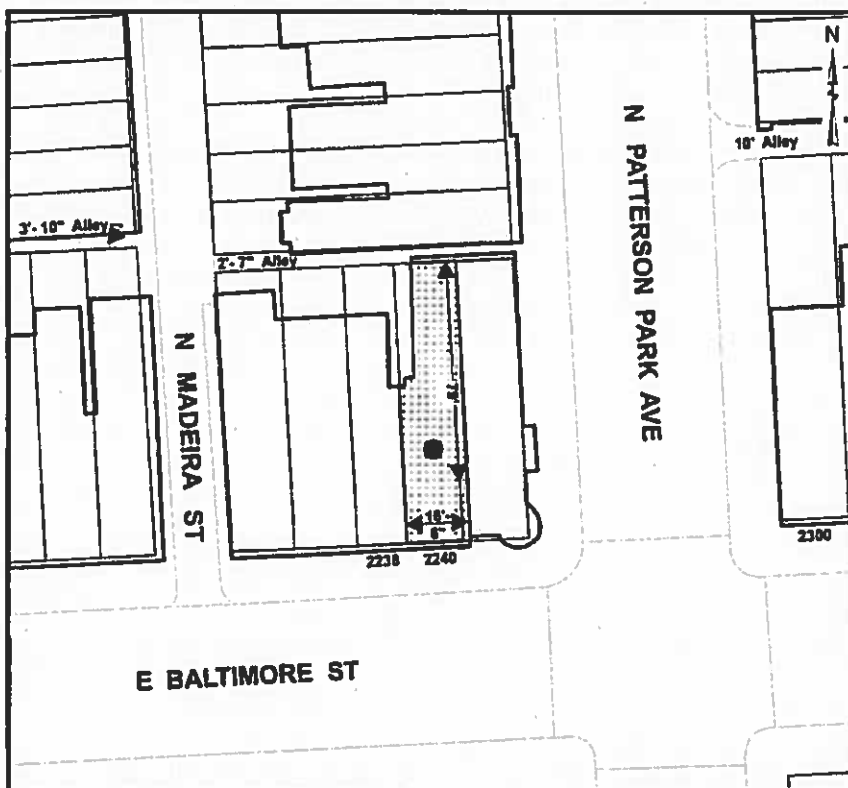
6. Contract Contingency:  
(a) There is \_\_\_\_\_ is not  a contract contingent on the requested legislative authorization.  
(b) If there is a contract contingent on the requested legislative authorization:  
(i) The names and addresses of all parties to the contract are as follows (use additional sheet if  
necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

169

**SHEET NO. 57 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 2240 EAST BALTIMORE STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 6                      SECTION 13  
BLOCK 1723                      LOT 39

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
PRESIDENT CITY COUNCIL