


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 Report 18-0181		

TO Mayor Catherine E. Pugh

DATE: January 29, 2018

TO: Respective City Council Land Use and Transportation Committee

FROM: Department of Transportation

POSITION: Support

RE: Council Bill – 18-0181- Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 824 North Carrollton Avenue

INTRODUCTION – For the purpose of permitting, subject to certain conditions, the conversion of a single-family 5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 824 6 North Carrollton Avenue (Block 0090, Lot 009), within the 9th district.

PURPOSE/PLANS – The R-8 Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City’s inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street. Although rowhouse is the predominant housing type, this zoning district also accommodates other residential types, of a similar density, including detached and semi-detached dwellings, and multi-family developments of a larger scale than found in more restrictive zoning districts.

The proposed will have no impact on the Department of Transportation.

BRIEF HISTORY – Not applicable

FISCAL IMPACT – Not applicable

AGENCY/DEPARTMENT POSITION –

The Department of Transportation supports City Council 18-0181.

If you have any questions, please do not hesitate to contact Katelyn McCauley, at Katelyn.McCauley@baltimorecity.gov, or (443) 677-9391.

Sincerely,



Michelle Pourciau
Director

**CITY OF BALTIMORE
COUNCIL BILL 18-0181
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: New Reflections, Inc.

Address: c/o Tammy Rollins, New Reflections, Inc., 201 Milford Mill Road, Suite 104,
Pikesville, Maryland 21208

Telephone: 410-908-9825

Introduced and read first time: January 22, 2018

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
3 **to 2 Dwelling Units in the R-8 Zoning District – 824 North Carrollton Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 824
6 North Carrollton Avenue (Block 0090, Lot 009), as outlined in red on the accompanying plat.

7 BY authority of

8 Article 32 - Zoning
9 Section(s) 5-201(a), 9-701(2) and 9-703
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
14 the R-8 Zoning District on the property known as 824 North Carrollton Avenue (Block 0090, Lot
15 009), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
16 City Zoning Code §§ 5-201(a), 9-701(2) and 9-703, subject to the condition that the building
17 complies with all applicable federal, state, and local licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

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

STATEMENT OF INTENT

FOR

824 N. CARROLLTON AVENUE.
{Address}

1. Applicant's Contact Information:

Name: NEW REFLECTIONS INC.
Mailing Address: 201 Milford Mill Rd, Ste. 104
PIKESVILLE, MARYLAND 21208
Telephone Number: 410-908-9825 or 240-544-8753
Email Address: NEWREFLECTIONSINC2@GMAIL.COM

2. All Proposed Zoning Changes for the Property: TO CONVERT FROM SINGLE FAMILY DWELLING TO A TWO (2) UNIT DWELLING.

3. All Intended Uses of the Property: 824 N. CARROLLTON AVENUE WILL BE UTILIZED AS A TWO (2) UNIT DWELLING. RESIDENTIAL

4. Current Owner's Contact Information:

Name: NEW REFLECTIONS INC.
Mailing Address: 201 Milford Mill Rd, Ste. 104
PIKESVILLE, MARYLAND 21208
Telephone Number: 410-908-9825
Email Address: NEWREFLECTIONSINC2@GMAIL.COM

5. Property Acquisition:

The property was acquired by the current owner on November 6, 2017 by deed recorded in the Land Records of Baltimore City in Liber _____ Folio _____.

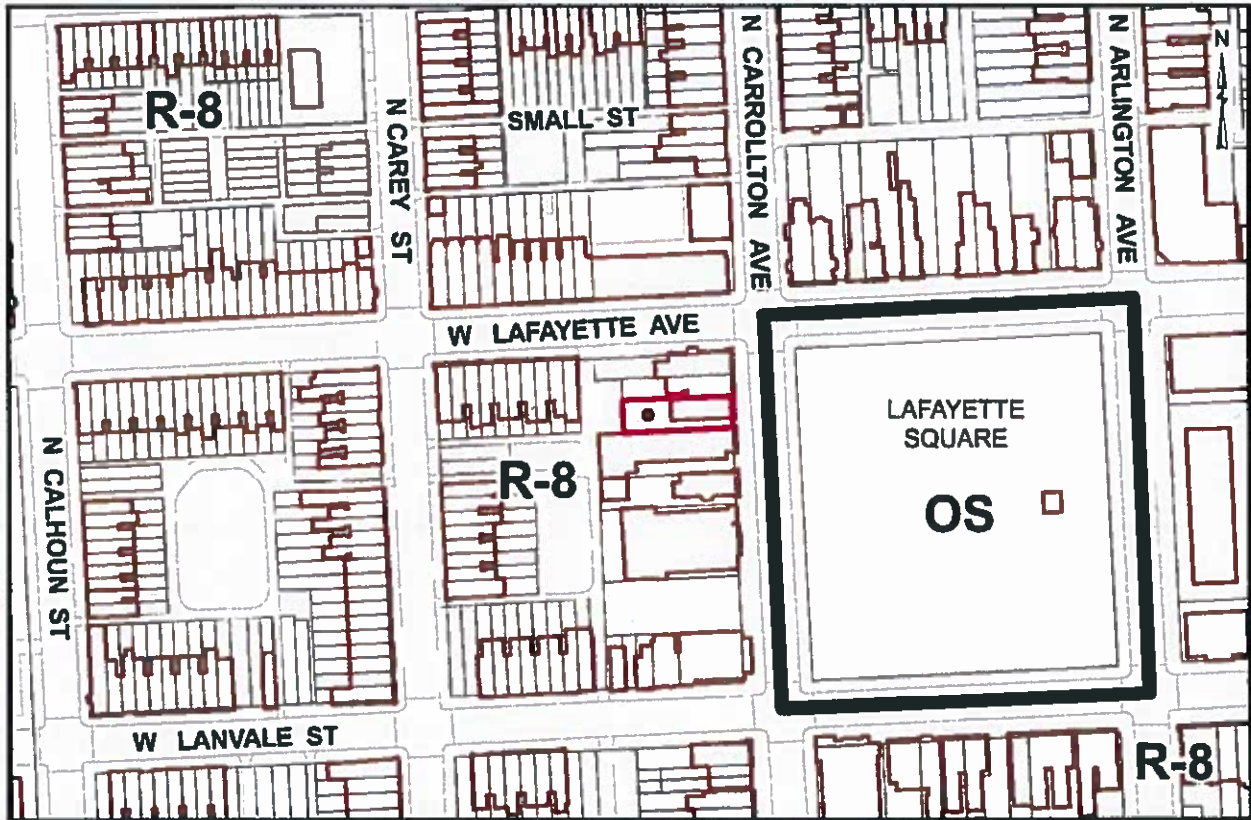
6. Contract Contingency:

(a) There is _____ is not a contract contingent on the requested legislative authorization.

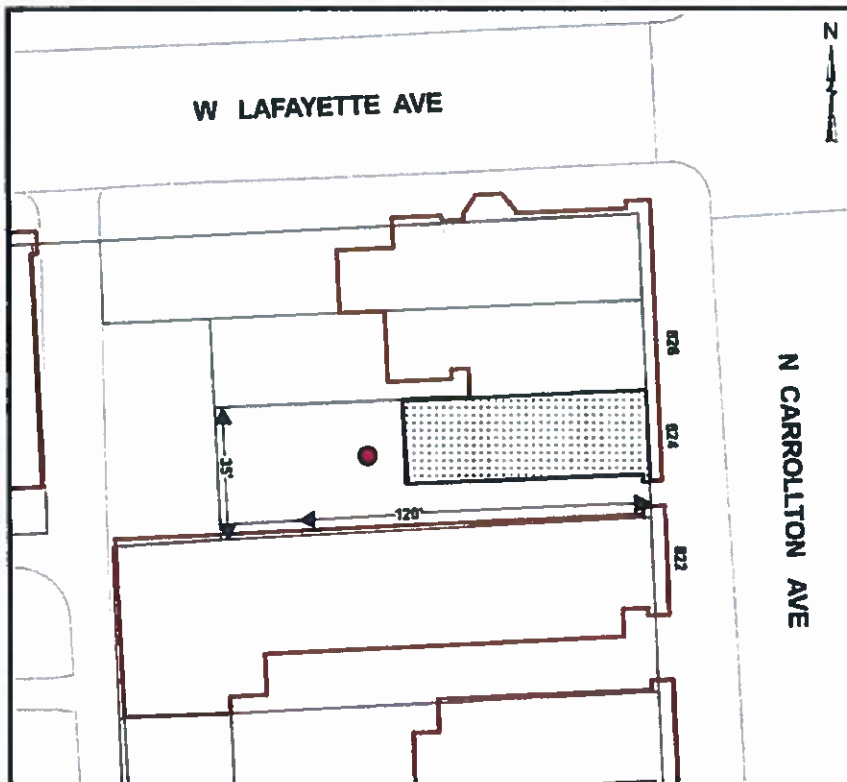
(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows (use additional sheet if necessary):

**SHEET NO. 44 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 824 NORTH CARROLLTON AVENUE. 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 16 SECTION 15
BLOCK 90 LOT 9

MAYOR

PRESIDENT CITY COUNCIL