


|      |                       |  |                      |  |
|------|-----------------------|--|----------------------|--|
| FROM | NAME & TITLE          | Michelle Pourciau, Director  | CITY of<br>BALTIMORE |  |
|      | AGENCY NAME & ADDRESS | Department of Transportation (DOT)<br>417 E Fayette Street, Room 527 |                      |  |
|      | SUBJECT               | City Council Bill Report 18-0182                                     | MEMO                 |  |

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 – 18-0182- Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th Street

**INTRODUCTION** – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 600 East 29th 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 600 East 29th Street (Block 4072A, Lot 033), and granting a variance from certain off-street parking regulations.

**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 18-0182.

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 18-0182  
(First Reader)**

---

Introduced by: Councilmember Clarke

At the request of: Berea Park, LLC

Address: c/o Jack BeVier, The Dominion Group, 1029 North Calvert Street, Baltimore,  
Maryland 21202

Telephone: 1-410-353-5667

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 to**  
3 **2 Dwelling Units in the R-8 Zoning District – Variance –**  
4 **600 East 29<sup>th</sup> 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 600  
7 East 29<sup>th</sup> Street (Block 4072A, Lot 033), as outlined in red on the accompanying plat; and  
8 granting a variance from certain off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning

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

12 Baltimore City Revised Code

13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
16 the R-8 Zoning District on the property known as 600 East 29<sup>th</sup> Street (Block 4072A, Lot 033), as  
17 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
19 all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
21 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District  
23 (Table 16-406).

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

STATEMENT OF INTENT

FOR

600 East 29<sup>th</sup> St. Baltimore, MD 21218  
(Address)

1. Applicant's Contact Information:

Name: Zach Grauer / Jack Bevier - Dominion Rentals LLC

Mailing Address: 1029 N. Calvert St. Baltimore, MD 21202

Telephone Number: 914 260-7623

Email Address: zachary@thedominiongroup.com

2. All Proposed Zoning Changes for the Property: conditional use conversion of a single family dwelling unit to two dwelling units in the R-8 zoning district.

3. All Intended Uses of the Property: To rent the units to families who earn less than 80% of the area's median income.

4. Current Owner's Contact Information:

Name: Dominion Rentals LLC - Zach Grauer / Jack Bevier

Mailing Address: 1029 N. Calvert St. Baltimore, MD 21202

Telephone Number: 914 260 7623

Email Address: zachary@thedominiongroup.com

5. Property Acquisition:

The property was acquired by the current owner on 6/9/11 by deed recorded in the Land Records of Baltimore City in Liber 13562 Folio 127.

6. Contract Contingency:

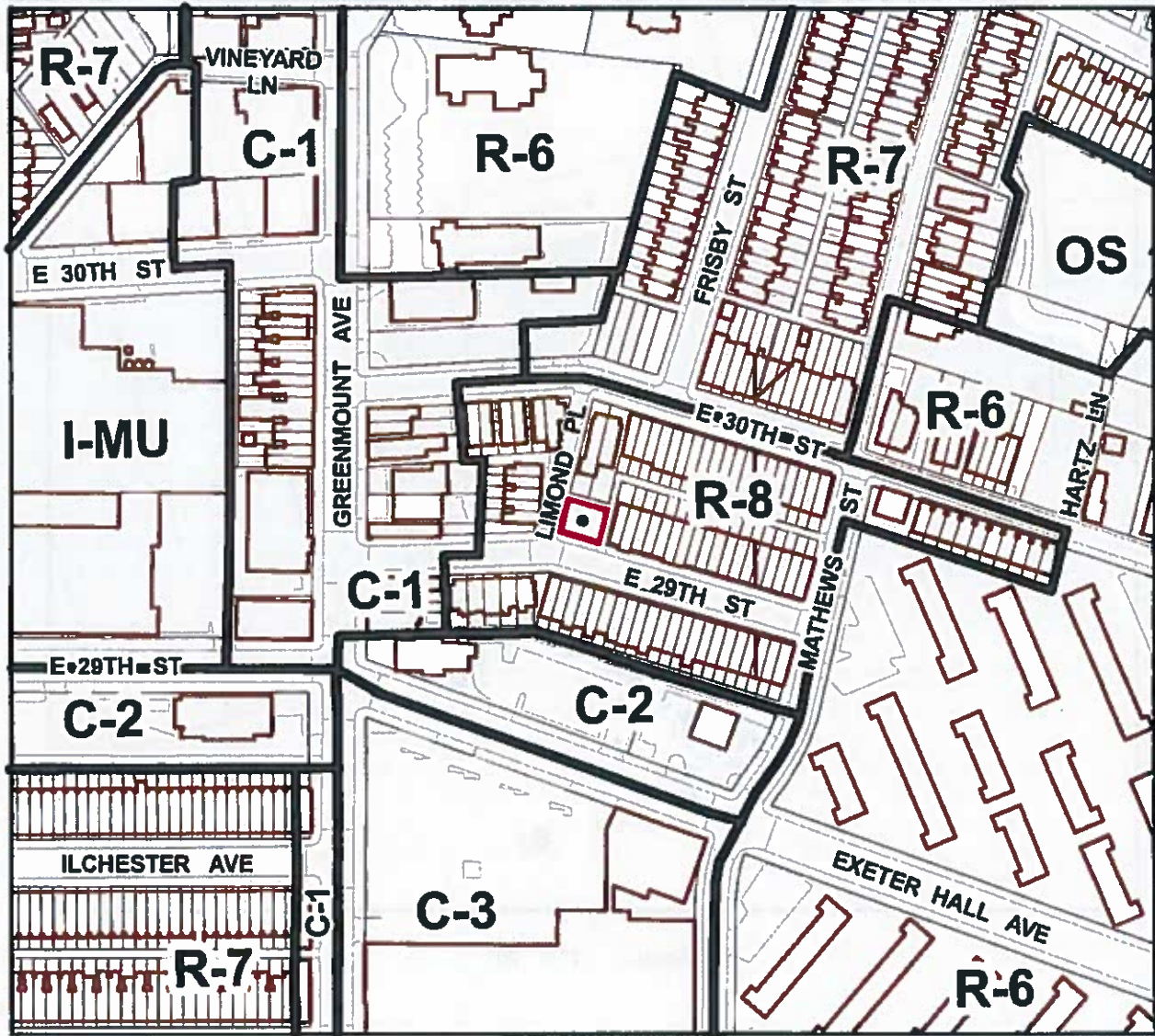
(a) There is  is not  a contract contingent on the requested legislative authorization.

(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. 36 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

**Note:**

In Connection With The Property Known As  
No. 600 EAST 29TH 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 9                      SECTION 4  
BLOCK 4072A              LOT 33

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL