

**Introduced by:** Councilmember Stokes

**At the request of:** East Baltimore Historic III, LLC

Address: c/o Sean Closkey, 1129 North Caroline Street, Baltimore, Maryland 21213

Telephone: 267-334-7762

**Prepared by:** Department of Legislative Reference

**Date:** July 16, 2019

**Referred to:** LAND USE AND Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0418

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variance –  
1047 North Caroline 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

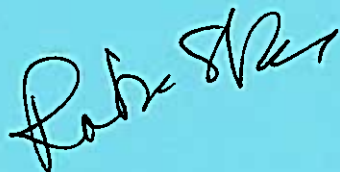
By authority of

Article 32 - Zoning

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

Baltimore City Revised Code

(Edition 2000)



**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

<input type="checkbox"/>	Baltimore City Public School System	<input type="checkbox"/>	Department of Public Works
<input checked="" type="checkbox"/>	Baltimore Development Corporation	<input type="checkbox"/>	Department of Real Estate
<input checked="" type="checkbox"/>	City Solicitor	<input type="checkbox"/>	Department of Recreation and Parks
<input type="checkbox"/>	Comptroller's Office	<input checked="" type="checkbox"/>	Department of Transportation
<input type="checkbox"/>	Department of Audits	<input type="checkbox"/>	Fire Department
<input type="checkbox"/>	Department of Finance	<input type="checkbox"/>	Health Department
<input type="checkbox"/>	Department of General Services	<input type="checkbox"/>	Mayor's Office of Employment Development
<input checked="" type="checkbox"/>	Department of Housing and Community Development	<input type="checkbox"/>	Mayor's Office of Human Services
<input type="checkbox"/>	Department of Human Resources	<input type="checkbox"/>	Mayor's Office of Information Technology
<input type="checkbox"/>	Department of Planning	<input type="checkbox"/>	Office of the Mayor
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Police Department
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

**Boards and Commissions**

<input type="checkbox"/>	Board of Estimates	<input type="checkbox"/>	Environmental Control Board
<input type="checkbox"/>	Board of Ethics	<input type="checkbox"/>	Fire & Police Employees' Retirement System
<input checked="" type="checkbox"/>	Board of Municipal and Zoning Appeals	<input type="checkbox"/>	Labor Commissioner
<input type="checkbox"/>	Comm. for Historical and Architectural Preservation	<input checked="" type="checkbox"/>	Parking Authority Board
<input type="checkbox"/>	Commission on Sustainability	<input checked="" type="checkbox"/>	Planning Commission
<input type="checkbox"/>	Employees' Retirement System	<input type="checkbox"/>	Wage Commission
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

**CITY OF BALTIMORE**  
**ORDINANCE 19-322**  
**Council Bill 19-0418**

---

Introduced by: Councilmember Stokes  
At the request of: East Baltimore Historic III, LLC  
Address: c/o Sean Closkey, 1129 North Caroline Street, Baltimore, Maryland 21213  
Telephone: 267-334-7762  
Introduced and read first time: July 22, 2019  
Assigned to: Land Use Committee

---

Committee Report: Favorable  
Council action: Adopted  
Read second time: November 18, 2019

---

**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variance –  
1047 North Caroline 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of  
Article 32 - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking).

**SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

EXPLANATION: CAPITALS indicate matter added to existing law  
[Brackets] indicate matter deleted from existing law  
Underlining indicates matter added to the bill by amendment  
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment

Council Bill 19-0418

1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
5 the Zoning Administrator.

6 SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup> day  
7 after the date it is enacted.

Certified as duly passed this \_\_\_\_\_ day of DEC 02, 2019, 2019

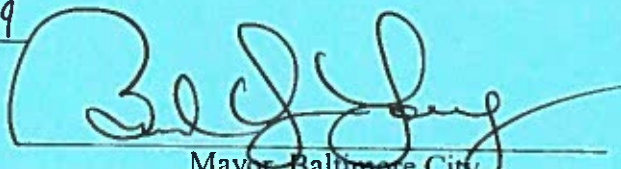
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of DEC 02, 2019, 2019

  
Chief Clerk

Approved this 10<sup>th</sup> day of Dec., 2019

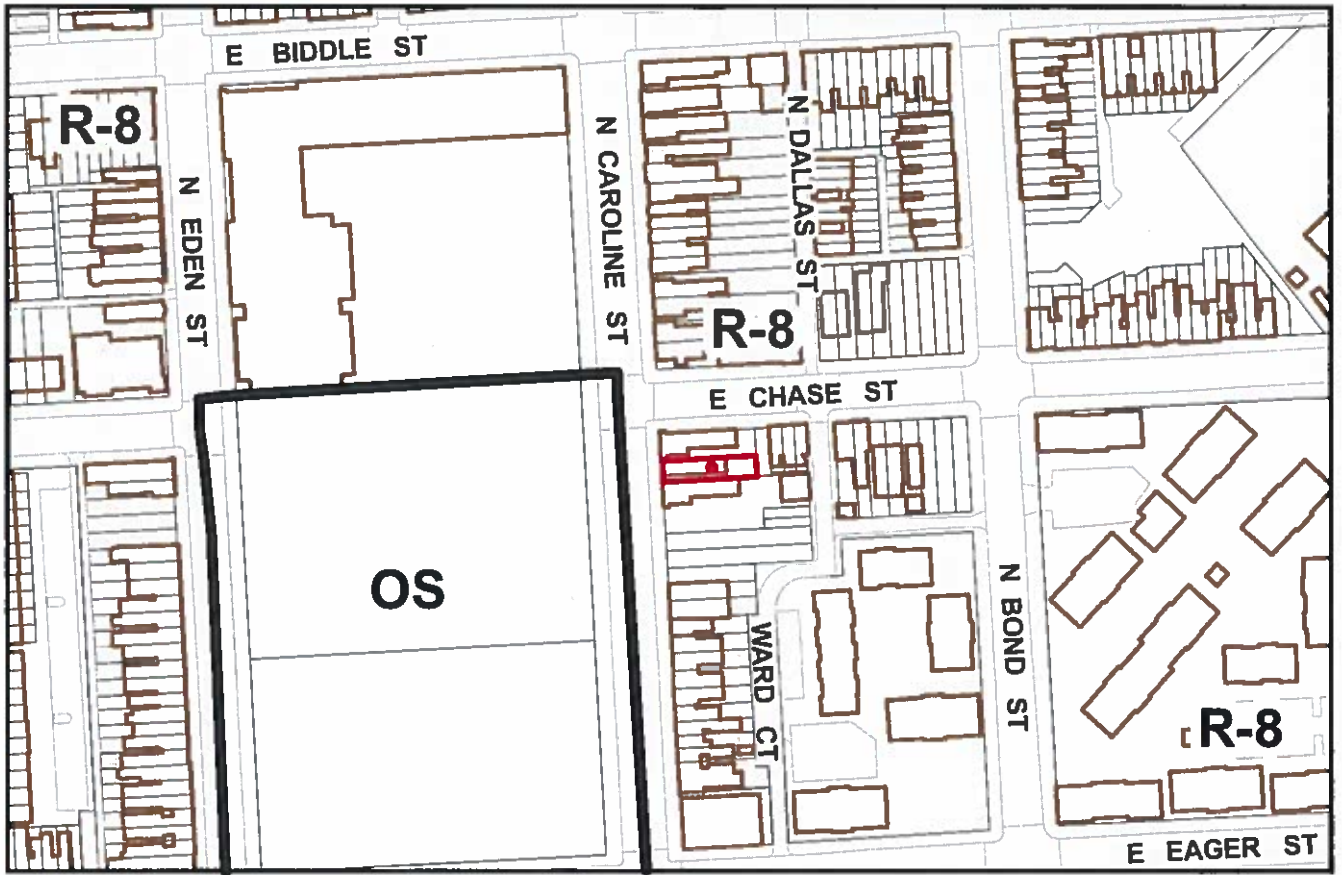
  
Mayor, Baltimore City

Approved For Form and Legal Sufficiency

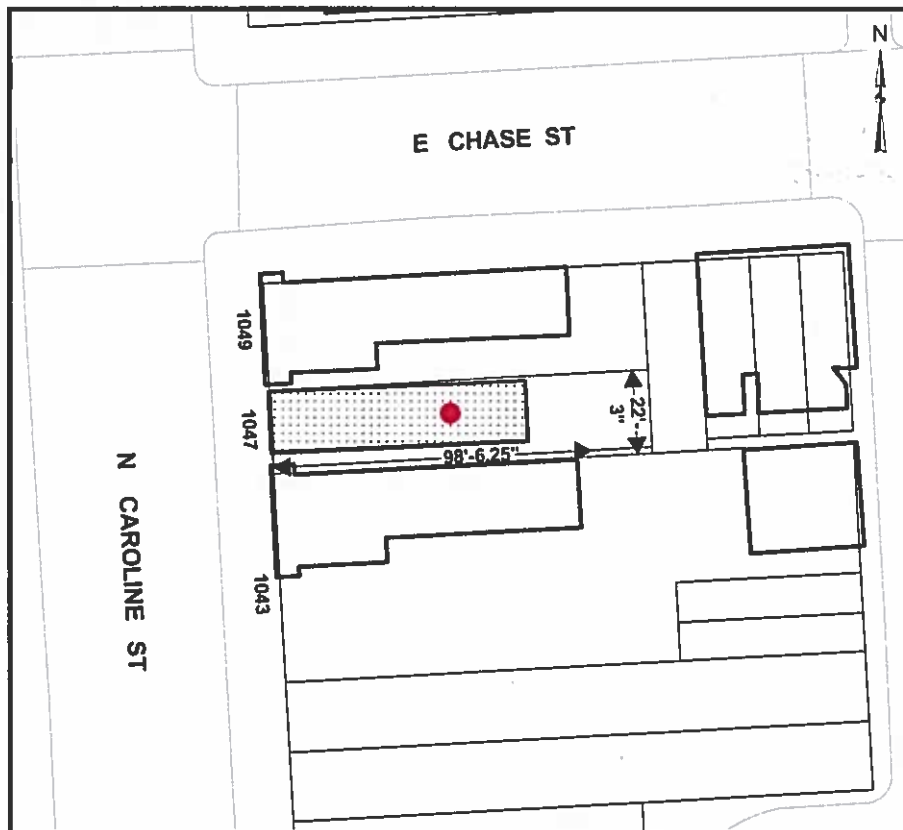
This 12<sup>th</sup> Day of December 2019

  
Chief Solicitor

**SHEET NO. 46 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. 1047 NORTH CAROLINE 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.

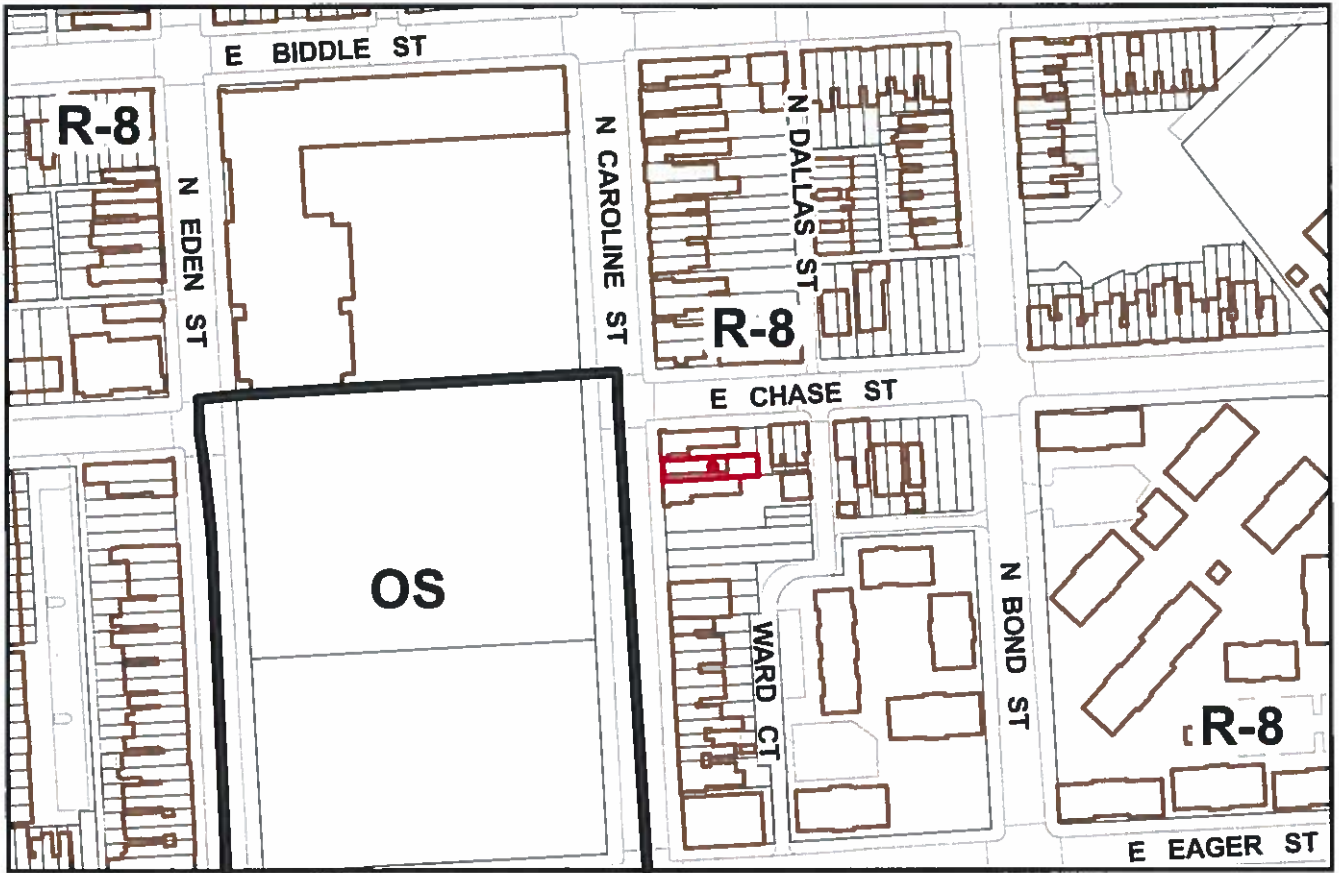
WARD 7 SECTION 8  
BLOCK 1191 LOT 18

*[Signature]*  
MAYOR

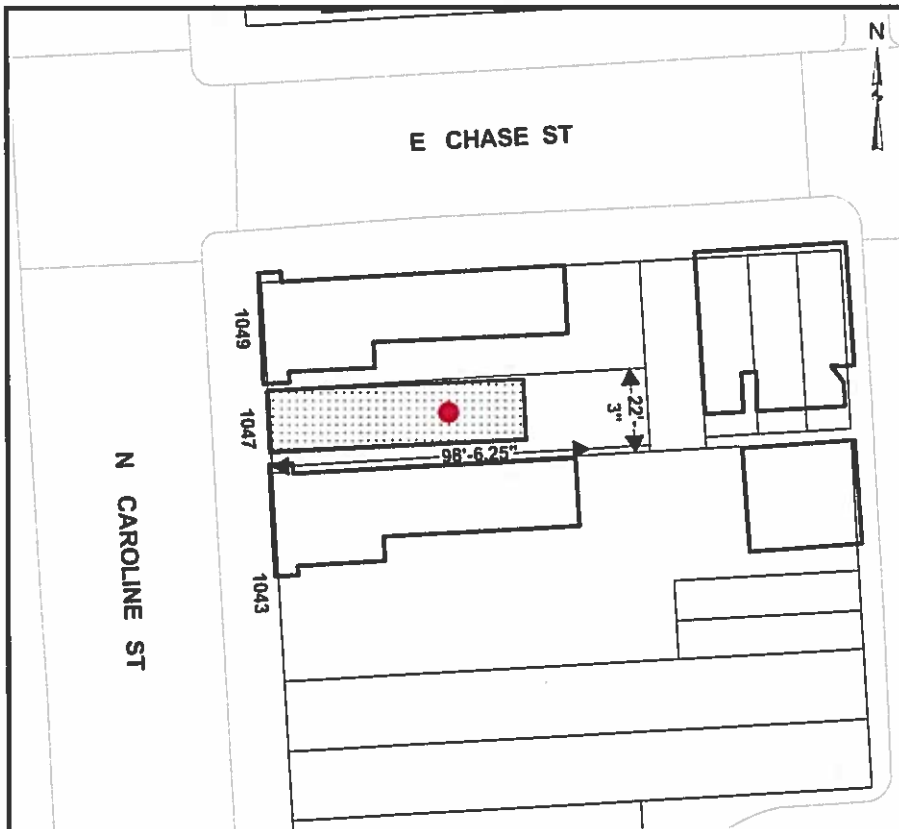
*[Signature]*  
PRESIDENT CITY COUNCIL



SHEET NO. 46 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. 1047 NORTH CAROLINE 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 7 SECTION 8  
BLOCK 1191 LOT 18

*[Signature]*  
MAYOR

*[Signature]*  
PRESIDENT CITY COUNCIL





**BALTIMORE CITY COUNCIL  
LAND USE COMMITTEE  
VOTING RECORD**

DATE: November 6, 2019

BILL#: 19-0418

BILL TITLE: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street

MOTION BY: Stokes                      SECONDED BY: Clark

- FAVORABLE                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                       WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed, Shannon - Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<u>6</u>		<u>2</u>	

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



# LAND USE COMMITTEE

## FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

### City Council Bill No.19-0418

#### Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

The establishment, location, construction, maintenance, or operation of the conditional use as a multi-family dwelling containing two dwelling units would not be detrimental to or endanger the public health, safety or welfare.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

The use would not be precluded by any other law, and is consistent with the Gay Street I Urban Renewal Plan for this area.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed authorization would not be contrary to the public interest (in fact, it would advance the public interest by creating housing affordable to moderate-income families). Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

After consideration of the following, where applicable (fill out all that are *only relevant*):

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the proposed site, including its size and shape, are adequate for the proposed use.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

There will be no negative impact to traffic patterns.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use will not impair the present and future development of this lot or the surrounding area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

There is adequate accessibility of the premises to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

There is adequate light and air to these premises and to properties in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The proposed use will not interfere with preservation of cultural and historic landmarks and structures.

- (9) the character of the neighborhood;

The proposed use would not alter the character of the neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed use is consistent with provisions of the City's Comprehensive Master Plan.

According to the Planning Department, the proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed use is consistent with the provisions of any applicable Urban Renewal Plan. The proposed action also supports objectives of the Gay Street I Urban Renewal Plan, including a good residential neighborhood for people of similar income and characteristics to those now living there, and eliminating blighting influences (Plan, Description of Project, Objectives B.2.a. and B.2.c.).

- (12) all applicable standards and requirements of this Code;

The proposed use meets all other applicable standards and requirements of the Zoning Code.

- (13) the intent and purpose of this Code; and

The proposed use is consistent with the intent and purpose of the Zoning Code.

- (14) any other matters considered to be in the interest of the general welfare.

Is consistent with any other matters that may be considered to be in the interest of the general welfare.

**LAND USE COMMITTEE**

**FINDINGS OF FACT FOR VARIANCE**

**City Council Bill No. 19-0418**

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE:  
AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY  
WERE CONSIDERED, AND PURSUANT TO THE APPLICABLE SECTIONS OF ARTICLE  
32 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS  
OF FACT CONCERNING ANY VARIANCES OF APPLICABLE STANDARDS FOR THE  
PROPERTY LOCATED AT:

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling  
Units in the R-8 Zoning District - Variance - 1047 North Caroline Street**

**VARIANCE FOR: OFF-STREET PARKING**

---

*(Use a separate Variance form for each Variance sought in the bill)*

**THRESHOLD QUESTION:**

- In accordance with Section 5-305(c), it has been determined that there is no written decision by the Board of Municipal and Zoning Appeals on an application for this same subject matter.*

**HARDSHIP OR PRACTICAL DIFFICULTY:**

*The City Council has considered at least one of the following:  
(check all that apply to evidence consideration)*

- The physical surroundings around the **STRUCTURE / LAND** involved;  
*(underline one)*
- The shape of the **STRUCTURE / LAND** involved;  
*(underline one)*
- The topographical conditions of the **STRUCTURE / LAND** involved.  
*(underline one)*

*and finds either that:*

- (1) An unnecessary hardship **WOULD / WOULD NOT** exist if the strict letter of the  
*(underline one)*  
applicable requirement from which the variance is sought were applied because:

---

---

*or that:*

- (2) Practical difficulty WOULD / **WOULD NOT** exist if the strict letter of the  
(*underline one*)  
applicable requirement from which the variance is sought were applied because:

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is not located on a block where PABC administers on-street parking programs. Site visits were conducted during the second week of August 2019. PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, PABC investigated the alley and rear of the property and determined that there is insufficient access or property for any off-street parking spaces. Therefore, a variance for off-street parking is required, and PABC has determined that the passage of this bill will not negatively impact parking in the area.

According to the Department of Planning staff report, one additional off-street parking space is required to serve the one newly created dwelling unit (BCZC subsection 9-703. f.). This property cannot provide any off-street parking spaces because it has no alley at either its side or rear. A variance of off-street parking regulations is therefore included in the bill.

There is a practical difficulty with complying with the bulk standards in the Zoning Code that has not been caused by action or inaction of any person with a present interest in this property. Conditions on which this bill is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance requested is not based exclusively on a desire to increase the value or income potential of the property.

The variance that would be granted would not be injurious to use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood. The variance is in harmony with the Comprehensive Master Plan, and related considerations of public health, safety, and general welfare.

---

SOURCE OF FINDINGS (Check all that apply):

Planning Report

- o Planning Commission, Chris Ryer, Director – Memorandum Dated August 23, 2019
- o Department of Planning, Staff Report – Dated August 22, 2019

Testimony presented at the Committee hearing


Oral – Witness Name:


- Planning Commission representative
- Department of Law representative


Written – Submitted by: (Include documents that have relevant facts only)

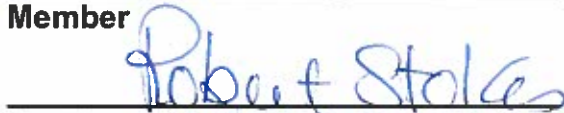
- Mr. Chris Ryer, Director, Department of Planning, Memorandum Dated August 23, 2019
- Mr. Martin French, Staff, Department of Planning, Report Dated August 22, 2019
- Mr. Derek J. Baumgardner, Executive Director, Board of Municipal Zoning Appeals, Memorandum Dated November 4, 2019
- Mr. Peter Little, Executive Director, Parking Authority of Baltimore City, Memorandum Dated August 19, 2019

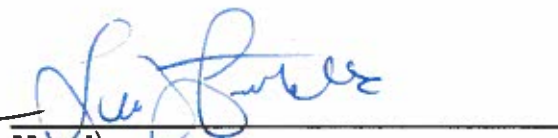
**LAND USE COMMITTEE:**

  
Chairman

  
Member

  
Member

  
Member

  
Member

\_\_\_\_\_  
Member

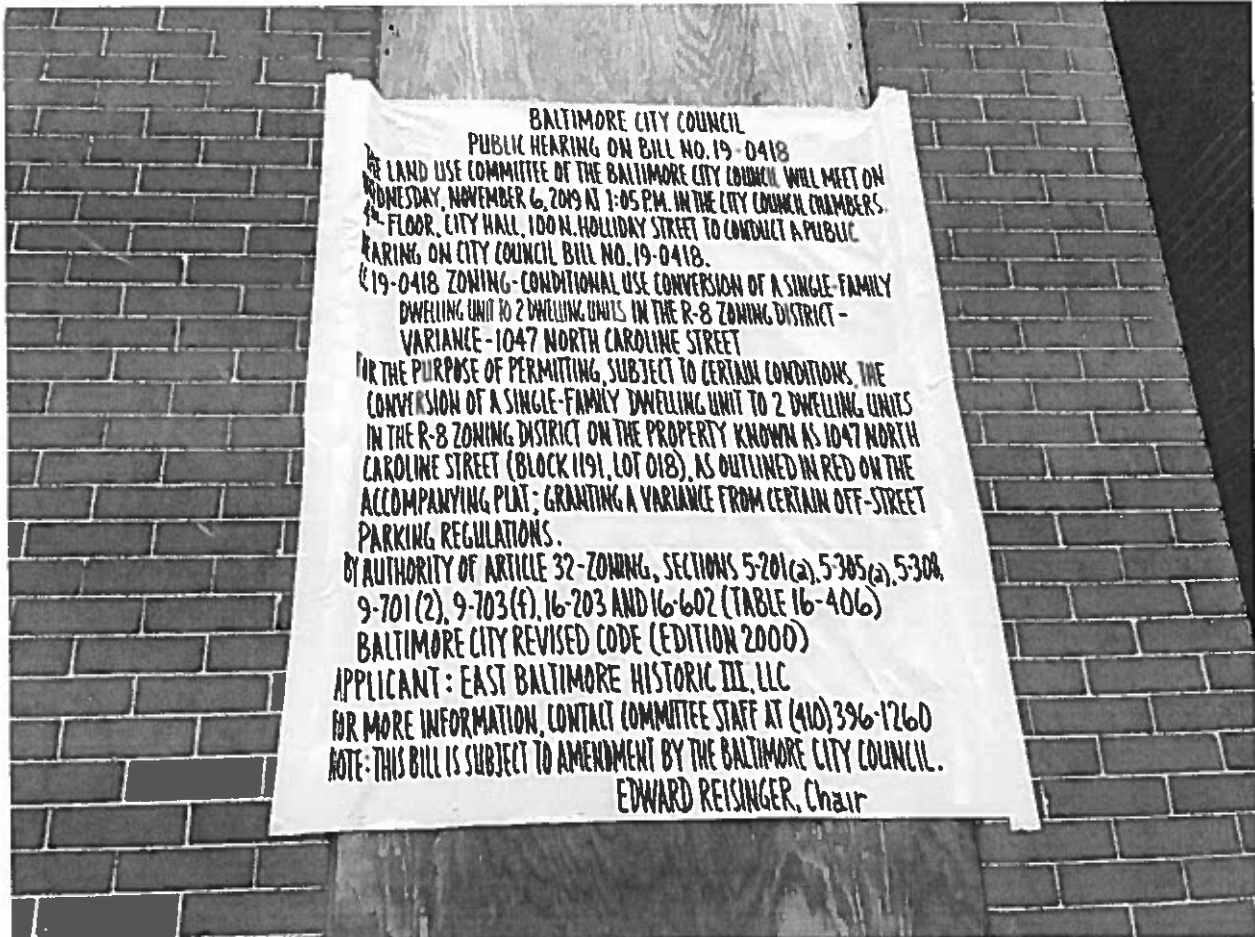
\_\_\_\_\_  
Member

\_\_\_\_\_  
Member



**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: 19-0418**

*Today's Date: 10/20/19*

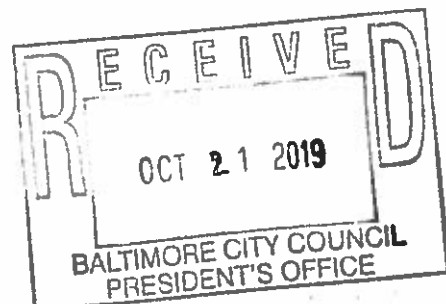


**Address: 1047 North Caroline Street**

**Date Posted: 10/13/2019**

**Name: Ryan J. Potter, Esquire**  
**Address: 218 N. Charles Street – Suite 400**  
**Baltimore, Md, 21201**

**Telephone: (410) 727-7702**



- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



FROM

NAME & TITLE	CHRIS RYER, DIRECTOR
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
SUBJECT	CITY COUNCIL BILL #19-0418/ ZONING – CONDITIONAL USE CONVERSION TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCE – 1047 NORTH CAROLINE STREET

CITY of  
BALTIMORE  
**MEMO**



TO

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

DATE: September 13, 2019

At its regular meeting of September 12, 2019, the Planning Commission considered City Council Bill #19-0418, 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on an accompanying plat; and granting a variance from certain off-street parking regulations.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #19-0418 and adopted the following resolution, five members being present (five in favor):

RESOLVED, That the Planning Commission finds, in accordance with subsections 5-406(a) and 5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public, health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest;
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in subsection 5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

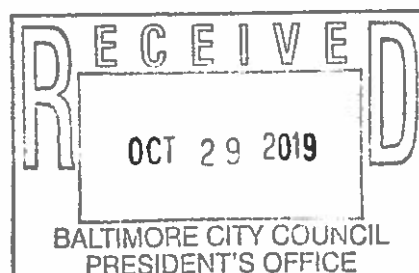
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #19-0418 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/mf

attachment

F





cc: Mr. Nicholas Blendy, Mayor's Office  
Mr. Matthew Stegman, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Mr. Derek Baumgardner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Mr. Bob Pipik, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services  
Mr. Dominic McAlily, Council Services  
Mr. Ryan Potter, esq. , for Applicant





Bernard C. "Jack" Young  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

September 12, 2019

**REQUEST: City Council Bill #19-0418/ Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 1047 North Caroline 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

**RECOMMENDATION:** Approval

**STAFF:** Martin French

**PETITIONER:** Councilmember Stokes, at the request of East Baltimore Historic III LLC

**OWNER:** East Baltimore Historic III LLC

#### **SITE/GENERAL AREA**

**Site Conditions:** 1047 North Caroline Street is located on the east side of the street, approximately 27'8" south of the intersection with Chase Street. This property measures approximately 22'3" by 98'6", and is currently improved with a three-story detached residential building shell measuring approximately 18'8" by 63'. Directly opposite this property is Madison Square, a public park. The site is zoned R-8 and is located in the Gay Street I Urban Renewal Plan area, Old East Baltimore National Register Historic District, and Oliver and Historic East Baltimore communities.

**General Area:** Most of the housing in this area was originally developed in the mid-19<sup>th</sup> Century. There are also scattered nonresidential uses such as offices, churches and small businesses in the area. During the 20<sup>th</sup> Century there was some conversion of large single-family dwellings to multi-family structures throughout this part of East Baltimore; smaller houses generally were not affected by this trend. Nearly all of this part of East Baltimore north of the Johns Hopkins Medical Institutions urban campus and south and east of Greenmount Cemetery is covered by one of five Urban Renewal Plans: Johnston Square, Oliver NDP, Broadway East, Middle East, and Gay Street I.





## **HISTORY**

The Gay Street I Urban Renewal Plan was approved by Ordinance no. 1183 dated December 2, 1967, and was last amended by its Amendment no. 5 (the “EBDI amendment”) dated April 15, 2002, approved by Ordinance no. 02-459 dated December 19, 2002. The Old East Baltimore Historic District was certified to the National Register of Historic Places on December 27, 2006. This block retained its R-8 zoning during the comprehensive rezoning mapping process associated with the effective date of the current Zoning Code on June 5, 2017.

## **CONFORMITY TO PLANS**

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents. The proposed action also supports objectives of the Gay Street I Urban Renewal Plan, including a good residential neighborhood for people of similar income and characteristics to those now living there, and eliminating blighting influences (Plan, Description of Project, Objectives B.2.a. and B.2.c.).

## **ANALYSIS:**

Background: This legislation would allow the petitioner to use the existing structure as two dwelling units, a 4-bedroom front-of-house unit on three floor levels, and a 3-bedroom back-of-house unit on three floor levels of the structure. Approving use as a two-family multi-family dwelling would allow preservation of a piece of the community’s traditional architectural fabric while responding to the contemporary residential need for larger affordable housing units in a location with convenient access to downtown for residents of the two dwelling units.

Zoning Analysis: This is a detached residential structure that, after restoration, would contain approximately 3,400 square feet of gross floor area. This bill would encourage re-use of a structure consistent with its current zoning. (As precedent, in 1959 this property was approved for use as two dwelling units; in 1971 this was changed to one dwelling unit and three rooming units.)

- The Zoning Code requires, for conversion of a single-family dwelling property in the R-8 District, 750 square feet of lot area per dwelling unit (BCZC subsection 9-703.d., citing Table 9-401). A lot area of 1,500 square feet is thus required for the proposed use. This lot has 2,192 square feet and thus meets the lot area requirement for conversion.
- The Zoning Code requires, for conversion of a single-family dwelling property in the R-8 District, 1,250 square feet of floor area per 3-bedroom dwelling unit and 1,250 square feet of floor area per 4-bedroom dwelling unit (BCZC subsection 9-703.c.). The existing structure will contain approximately 3,400 square feet of floor area on its reconstructed three levels, thus meeting this requirement.
- The maximum lot coverage allowed is 80% (Zoning Code Table 9-401). This structure covers approximately 65% of the lot. No variance of this requirement is needed.
- One off-street parking space is required to serve the one newly-created dwelling unit (BCZC subsection 9-703.f.). This property cannot provide any off-street parking spaces meeting Zoning Code standards because it has no alley at either its side or rear. A variance of off-street parking regulations is therefore included in this bill.



Conditional Use: Per subsection 5-406 {"Approval standards"} of Article 32 – *Zoning*:

(a) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

- (1) The establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) The use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) The authorization would not be contrary to the public interest; and
- (4) The authorization would be in harmony with the purpose and intent of this Code.

The establishment, location, and operation of this property as a multi-family dwelling containing two dwelling units would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law, and is consistent with the Gay Street I Urban Renewal Plan for this area. The proposed authorization would not be contrary to the public interest (in fact, it could advance the public interest by creating housing affordable to larger moderate-income families). Therefore, Planning staff conclude that the authorization would be in harmony with the purpose and intent of the Zoning Code.

In making the above recommendation, Planning staff reviewed subsection 5-406(b) {"Required considerations"} of Article 32 – *Zoning*, and finds that the proposed use meets these additional criteria for approval of a conditional use:

1. The nature of the proposed site, including its size and shape, are adequate for the proposed use;
2. There will be no negative impact to traffic patterns;
3. The proposed use will not impair the present and future development of this lot or the surrounding area;
4. There will be no negative impact resulting from proximity to dwellings, churches, schools, public structures, and other places of public gathering;
5. There is adequate accessibility of the premises to emergency vehicles;
6. There is adequate light and air to the premises and to properties in the vicinity;
7. Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
8. The proposed use will not interfere with preservation of cultural and historic landmarks and structures;
9. The proposed use would not alter the character of the neighborhood;
10. The proposed use is consistent with provisions of the City's Comprehensive Master Plan;
11. The proposed use is consistent with the provisions of the applicable urban renewal plan;



12. The proposed use meets all other applicable standards and requirements of the Zoning Code;
13. The proposed use is consistent with the intent and purpose of the Zoning Code; and
14. Is consistent with any other matters that may be considered to be in the interest of the general welfare.

Planning staff recommend that the Planning Commission also find:


- The proposed use as a two-family dwelling would be consistent with other residential use in the area.
- Sufficient off-street parking spaces meeting Zoning Code standards cannot be provided on this property. There is a practical difficulty with complying with the off-street parking standards in the Zoning Code that has not been caused by the action or inaction of any person with a present interest in this property. Conditions on which this bill is based are unique to this property and are not generally applicable to other property within the same zoning classification. The purpose of the variance requested is not based exclusively on a desire to increase the value or income potential of the property. The variance that would be granted would not be injurious to use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood. The variance is in harmony with the Comprehensive Master Plan and related considerations of public health, safety, and general welfare.

Notification: The Oliver Community Association, Historic East Baltimore Community Action Coalition (HEBCAC), and Councilman Stokes have been notified of this matter.



**Chris Ryer**  
**Director**



FROM	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE  MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0418		

TO: Mayor Bernard C. "Jack" Young  
TO: Land Use Committee  
FROM: Department of Transportation  
POSITION: No Objection  
RE: Council Bill - 19-0418

DATE: 9/9/19

**INTRODUCTION** – Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street

**PURPOSE/PLANS** – 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

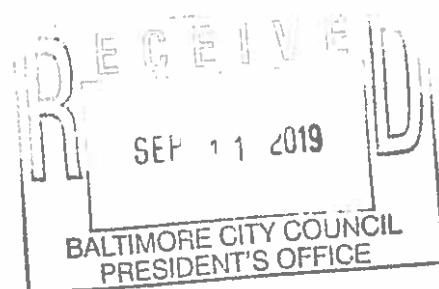
**COMMENTS** – Council Bill 19-0418 looks to convert 1047 North Caroline Street, located in the R-8 Zoning District, from a one dwelling unit property to a two dwelling unit property. The Department of Transportation does not foresee any direct fiscal or operational impacts as a result of the passage of Council Bill 19-0418.

**AGENCY/DEPARTMENT POSITION** – The Department of Transportation has no objection to City Council Bill 19-0418.

If you have any questions, please do not hesitate to contact Liam Davis via email at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or by phone (410) 545-3207.

Sincerely,

  
Steve Sharkey  
Director









## MEMORANDUM

**DATE:** August 30, 2019  
**TO:** Land Use and Transportation Committee  
**FROM:** Colin Tarbert, President and CEO *Col. Tarbert*  
**POSITION:** No Objection  
**SUBJECT:** City Council Bill 19-0418 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 1047 North Caroline Street

---

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0418 introduced by Councilmember Stokes at the request of East Baltimore Historic III, LLC.

### PURPOSE

The purpose of this Bill is to permit, 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 1047 North Caroline Street (Block 1191, Lot 018); and granting a variance from certain off-street parking regulations.

### BRIEF HISTORY

The property is currently vacant but is zoned as a single-family dwelling and the owner would like to convert the property to two dwelling units. The off-street parking requirements in an R-8 District are one per dwelling unit. This particular property is oriented in a way that restricts the availability of off-street parking, thus requiring a variance.

### FISCAL IMPACT

None

### AGENCY POSITION

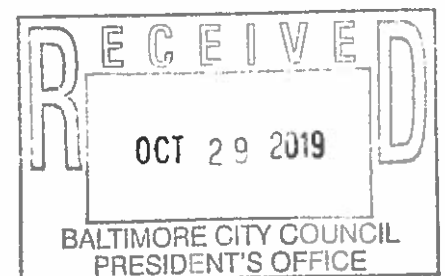
The BDC has no objection to the approval of City Council Bill #19-0418.

If you have any questions, please do not hesitate to contact Kim Clark at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com) and 410-837-9305.

cc: Nicholas Blendy

[cm]

*no obj.*





<b>FROM</b>	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department <i>NRF</i>
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. 21202
	SUBJECT	City Council Bill #19-0418 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street

CITY of  
BALTIMORE  
**MEMO**



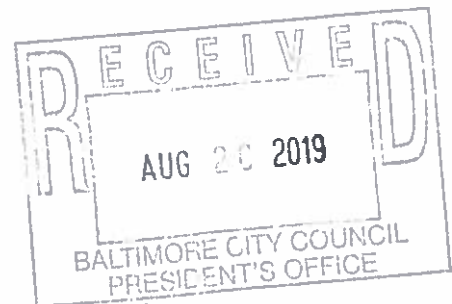
DATE:  
August 19, 2019

**TO**  
The Honorable Brandon M. Scott, President  
And All Members of the Baltimore City Council  
City Hall, Room 408

**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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.**

**The Baltimore City Fire Department has no objections for City Council Bill #19-0418 - Zoning- Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District- Variance- for the property located at 1047 North Caroline Street. All rental locations must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The rental locations shall comply with the Building, Fire, and Related Codes of Baltimore City 2015 Edition (As Enacted by Ord. 15-547, and Last Amended by Ord. 18-1830) and applicable Maryland laws.**

**The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, Fire Detection/Notification/Suppression Systems, and Automatic Sprinkler installation. Locations may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.**



*NRF*



CITY OF BALTIMORE

BERNARD C "JACK" YOUNG, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E Fayette Street, Suite 922  
Baltimore, Maryland 21202

November 4, 2019

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Re: **CC Bill #19-0418 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street**

Ladies and Gentlemen:

City Council Bill No. 19-0418 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

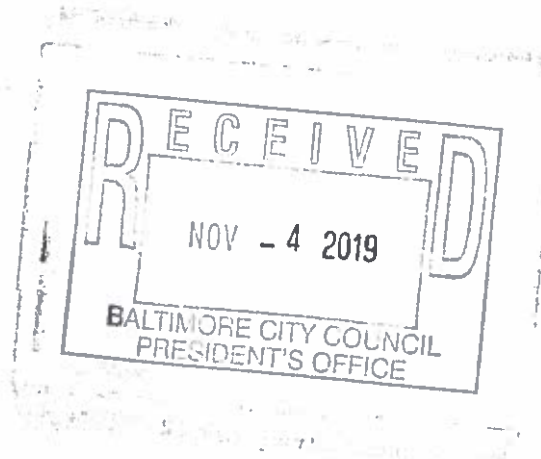
The purpose of City Council Bill No. 19-0418 is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

The BMZA has reviewed the legislation and has no objection to City Council Bill No. 19-0418.

Sincerely,

Derek J. Baumgardner  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference



No  
objection



CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG  
Mayor

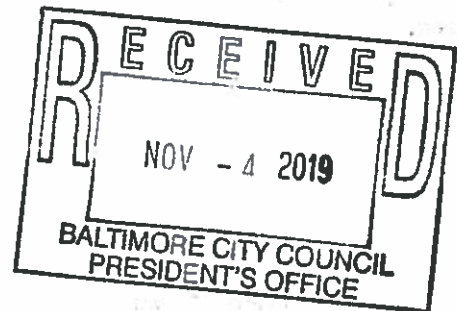


DEPARTMENT OF LAW  
ANDRE M. DAVIS, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

November 4, 2019

Honorable President and Members  
of the City Council of Baltimore  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Attn: Natawna B. Austin,  
Executive Secretary



Re: City Council Bill 19-0418 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 1047 Caroline Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0418 for form and legal sufficiency. Subject to certain conditions, the bill permits the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1047 Caroline St. The bill so grants a variance from the off-street parking requirement.

Under the Zoning Article of the City Code, the conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code (BCC), Art. 32, § 9-701(2). Further, approval of a conditional use must be based on the following findings:

(1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code. § 5-406(a).

Moreover, the above findings must be guided by 14 “considerations” involving, for example, such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” § 5-406(b).

*Fav w/ comments*



RECEIVED  
1968  
MAY 14  
10 11 AM  
FBI  
MEMPHIS



City Council Bill 19-0418

November 4, 2019

Page 2

The bill also contains a variance from the off-street parking requirements. The Zoning Administrator indicates that a parking variance is necessary. To grant a variance, the City Council must find that, because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out. § 5-308(a). The City Council must also find that:

(1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification; (2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property; (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property; (4) the variance will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood; (5) the variance is in harmony with the purpose and intent of this Code; (6) the variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; (ii) the City's Comprehensive Master Plan; or (iii) any Historical and Architectural Preservation District; and (7) the variance will not otherwise: (i) be detrimental to or endanger the public health, safety, or welfare; or (ii) be in any way contrary to the public interest. § 5-308(b).

The Land Use (the "Committee") must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. After weighing the evidence presented and submitted into the record before it, the Committee is required to make findings of fact with respect to the factors and considerations outlined above. If, after its investigation of the facts, the Committee makes findings which support the conditional use and the any variances sought, it may adopt these findings and the legal requirements will be met.

The Law Department notes that the Planning Staff Report ("Report") does provide findings of fact that would allow approval of either the conditional use or the variance.

Lastly, we note that certain procedural requirements apply to this bill beyond those discussed above because both conditional uses and variances are considered "legislative authorizations." BCC Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in specified manner. §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council's ability to amend the bill apply.



§ 5-507  
City Council Bill 19-0418  
November 4, 2019  
Page 3

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standards for conditional uses and variances have been met.

Sincerely,



Elena R. DiPietro  
Chief Solicitor

cc: Andre M. Davis, City Solicitor  
Nicholas Blendy, Mayor's Office of Government Relations  
Matt Stegman, Mayor's Legislative Liaison  
Caylin Young, President's Legislative Liaison  
Victor Tervalá, Chief Solicitor  
Hilary Ruley, Chief Solicitor  
Ashlea Brown, Assistant City Solicitor  
Avery Aisenstark





BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: October 29, 2019

Re: **City Council Bill 19-0418 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0418 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

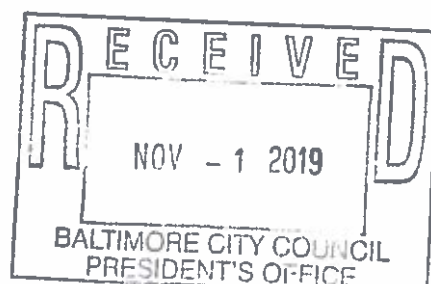
If enacted, this Bill will allow the property at 1047 North Caroline Street to be converted from a single-family dwelling to 2 dwelling units. At its regular meeting of September 12, 2019, the Planning Commission concurred with the recommendation of its Departmental staff and recommended that City Council Bill 19-0418 be passed.

Planning Departmental staff determined that the conversion could advance public interest by creating housing affordable to larger moderate-income families. DHCD does not foresee any direct fiscal or operational impacts as a result of the passage of Council Bill 19-0418.

DHCD has reviewed City Council Bill 19-0418 and supports the passage of the Bill.

MB:sm

cc: Mr. Nicholas Blandy, *Mayor's Office of Government Relations*





TRANSMITTAL MEMO

TO: Council President Brandon Scott  
FROM: Peter Little, Executive Director  
DATE: August 19, 2019  
RE: Council Bill 19-0418



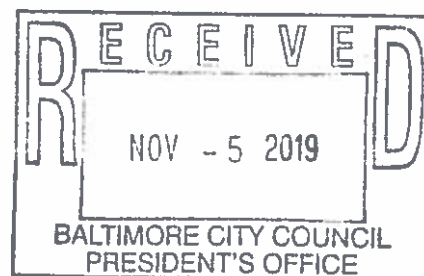
I am herein reporting on City Council Bill 19-0418 introduced by Councilmember Stokes at the request of East Baltimore Historic III, LLC.

The purpose of this bill is for 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 1047 N Caroline Street.

According to Baltimore City Code § 9-701 (2), the R-8 Zoning District allows for the conversion of a single-family dwelling to 2 dwelling units. According to § 16-203 (a), if a structure is increased through the addition of a dwelling unit, additional off-street parking spaces must be provided. This proposed legislation requests a variance for the off-street parking requirement.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is not located on a block where PABC administers on-street parking programs. Site visits were conducted during the second week of August 2019. PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, PABC investigated the alley and rear of the property and determined that there is insufficient access or property for any off-street parking spaces. Therefore, a variance for off-street parking is required, and PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, PABC does not oppose the passage of City Council Bill 19-0418.



*Does not oppose*





# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Meeting Minutes - Final

### Land Use Committee

---

Wednesday, November 6, 2019

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

---

19-0418

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

- Present** 6 - Edward Reisinger, Shannon Sneed, Mary Pat Clarke, Leon F. Pinkett III, Robert Stokes Sr., and Eric T. Costello
- Absent** 2 - Ryan Dorsey, and Sharon Green Middleton

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

19-0418

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

**Sponsors:** Robert Stokes, Sr.

**A motion was made by Stokes, Sr., seconded by Clarke, that the bill be recommended favorably. The motion carried by the following vote:**

**Yes:** 6 - Reisinger, Sneed, Clarke, Pinkett III, Stokes Sr., and Costello

**Absent:** 2 - Dorsey, and Middleton

#### **ADJOURNMENT**



CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG,  
Ex Officio Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 19-0418

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street

Committee: Land Use

Chaired By: Councilmember Edward Reisinger

Hearing Date: November 6, 2019  
Time (Beginning): 1:10 PM  
Time (Ending): 1:16 M  
Location: Clarence "Du" Burns Chamber  
Total Attendance: ~20  
Committee Members in Attendance:  
Reisinger, Edward - Chairman  
Sneed, Shannon - Vice Chair  
Clarke, Mary Pat  
Costello, Eric  
Pinkett, Leon  
Stokes, Robert

Bill Synopsis in the file? .....  yes  no  n/a  
Attendance sheet in the file? .....  yes  no  n/a  
Agency reports read? .....  yes  no  n/a  
Hearing televised (Charm TV) or audio-digitally recorded? .....  yes  no  n/a  
Certification of advertising/posting notices in the file? .....  yes  no  n/a  
Evidence of notification to property owners? .....  yes  no  n/a  
Final vote taken at this hearing? .....  yes  no  n/a  
Motioned by:.....Councilmember Stokes  
Seconded by:.....Councilmember Clarke  
Final Vote: .....Favorable



**Major Speakers**  
*(This is not an attendance record.)*

- Mr. Martin French, Department of Planning
- Mr. Liam Davis, Department of Transportation
- Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
- Ms. Ashlea Brown, Department of Law
- Ms. Stephanie Murdock, Department of Housing and Community Development
- Mr. David Garza, Baltimore Development Corporation
- Mr. Taylor LaFave, Parking Authority for Baltimore City

**Major Issues Discussed**

1. Councilmember Reisinger chaired the hearing. He read the bill's number, title and purpose.
2. Councilmember Stokes provided background information and commented in support of the bill.
3. Mr. Martin French presented findings of fact for the conditional use and variances from the Department of Planning. He also presented the Planning Commission's favorable recommendation.
4. Agency representatives testified in support of their respective agency's position on the bill. There were no unfavorable reports for the bill.
5. The committee approved findings of fact for the bill.
6. The committee approved a favorable recommendation for the bill.

---

**Further Study**

**Was further study requested?**  
**If yes, describe.**

Yes     No

---

**Committee Vote:**

Reisinger, Edward, Chairman.....	<b>Yea</b>
Sneed, Shannon, Vice Chair.....	<b>Yea</b>
Clarke, Mary Pat.....	<b>Yea</b>
Costello, Eric.....	<b>Yea</b>
Dorsey, Ryan.....	<b>Absent</b>
Middleton, Sharon.....	<b>Absent</b>
Pinkett, Leon.....	<b>Yea</b>
Stokes, Robert:.....	<b>Yea</b>

---

Jennifer L. Coates, Committee Staff  
cc: Bill File; OCS Chrono File



Date: November 7, 2019





## Baltimore City Council Committee Hearing Attendance Record

<b>Subject:</b> Ordinance - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street	<b>Bill #:</b> 19-0415/8
<b>Committee:</b> Land Use	<b>Chair:</b> Edward Reisinger
<b>Date:</b> Wednesday, November 6, 2019	<b>Time:</b> 1:05 PM
<b>Location:</b> Clarence "Du" Burns Council Chamber	

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



First Name	Last Name	Address / Organization / Email	<b>Testify</b>	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
Martin	French	Planning	✓	✓			

\*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730





# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Meeting Agenda - Final

### Land Use Committee

---

Wednesday, November 6, 2019

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

---

19-0418

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

##### **19-0418**

##### **Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

##### **Sponsors:**

Robert Stokes, Sr.

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**





## BALTIMORE CITY COUNCIL LAND USE COMMITTEE

### Mission Statement

*On behalf of the Citizens of Baltimore City*, the mission of the Land Use Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger  
Chairperson**

### PUBLIC HEARING

**Wednesday, November 6, 2019**

**1:05 PM**

**Clarence "Du" Burns Council Chambers**

***City Council Bill # 19-0418***

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit  
to 2 Dwelling Units in the R-8 Zoning District -  
Variance - 1047 North Caroline Street***

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
Danielle McCray  
*Staff: Marguerite Currin*

### CYBERSECURITY AND EMERGENCY PREPAREDNESS

Eric Costello – Co-chair  
Isaac "Yitzy" Schleifer – Co-  
chair  
Sharon Green Middleton  
*Staff: Samuel Johnson*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristofer Burnett  
Leon Pinkett  
*Staff: Matthew Peters*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Kristofer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HEALTH

Kristofer Burnett – Chair  
Bill Henry - Vice Chair  
Mary Pat Clarke  
Edward Reisinger  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HOUSING AND URBAN AFFAIRS

John Bullock – Chair  
Isaac "Yitzy" Schleifer – Vice  
Chair  
Kristofer Burnett  
Zeke Cohen  
Ryan Dorsey  
Bill Henry  
Shannon Sneed  
*Staff: Richard Krummerich*

### JUDICIARY

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Shannon Sneed  
Robert Stokes  
*Staff: Matthew Peters*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Mary Pat Clarke  
Bill Henry  
Danielle McCray  
*Staff: Samuel Johnson*

### LEGISLATIVE INVESTIGATIONS

Kristofer Burnett – Chair  
Danielle McCray – Vice Chair  
Ryan Dorsey  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
*Staff: Matthew Peters*

### LAND USE

Edward Reisinger - Chair  
Shannon Sneed – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Sharon Green Middleton  
Leon Pinkett  
Robert Stokes  
*Staff: Jennifer Coates*

### PUBLIC SAFETY

Isaac "Yitzy" Schleifer – Chair  
Kristofer Burnett – Vice Chair  
Zeke Cohen  
Danielle McCray  
Leon Pinkett  
Shannon Sneed  
*Staff: Richard Krummerich*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Danielle McCray – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Samuel Johnson*  
*- Larry Greene (pension  
only)*

### TRANSPORTATION

Ryan Dorsey – Chair  
Leon Pinkett – Vice Chair  
John Bullock  
*Staff: Jennifer Coates*



## BILL SYNOPSIS

Committee: Land Use

Bill 19-0418

---

### Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline Street

---

**Sponsor:** Councilmember Stokes

**Introduced:** July 22, 2019

**Purpose:**

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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

**Effective:** On the 30<sup>th</sup> day after date of enactment

**Hearing Date/Time/Location:** November 6, 2019 / 1:05 p.m. / City Council Chambers

---

### Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
Department of Law	
Department of Housing and Community Development	
Baltimore Development Corporation	No Objection
Parking Authority of Baltimore City	
Fire Department	No Objection

## Analysis

### Current Law

Article 32 – Zoning; Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406); Baltimore City Revised Code (Edition 2000)

### Background

If approved, Bill 19-0418 would permit the conversion of a single-family dwelling unit to 2 dwelling units on the property known as 1047 North Caroline Street. The property is currently zoned residential R-8 and is located in the Gay Street I Urban Renewal Plan area, Old East Baltimore National Register Historic District, and Oliver and Historic East Baltimore communities. The property is situated on the east side of the street near the intersection of North Caroline Street and Chase Street. Madison Square Park is located directly across the street in the 1000 block of North Caroline Street.

The applicant and owner, Rebuild Metro, Inc., acquired the property on August 5, 2013. The 22'-3" by 98'-6" property is improved with a three-story detached residential structure. The residential building on the site measures approximately 18'8" by 63'.

Prior to the passage of Transform Baltimore, the City's comprehensive rezoning legislation, the property was zoned Residential R-8. The zoning designation did not change upon passage of Transform Baltimore. The area is generally residential with some scattered institutional uses.

Property	Zoning	
	Prior to Transform	Current
1047 North Caroline Street	R-8	R-8

The applicant is requesting one variance from:

- Off-street parking requirements (included in Section 2 of the bill)

### Variance – Off-street Parking

According to Article 32 – Zoning, Section 16-203, 16-602 and Table 16-406: *Required Off-Street Parking*, one (1) off-street parking space is required for the one newly-created dwelling unit. This property cannot provide any off-street parking spaces meeting Zoning Code standards for size or accessibility. There are no alleys on either its side or rear. The applicant is therefore requesting an off-street parking variance in Section 2 of the bill.

---

**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent; Planning Commission Report; Department of Planning Staff Report; Maryland State Department of Assessment and Taxation

---

**Analysis by:** Jennifer L. Coates

**Direct Inquiries to:** (410) 396-1260

**Analysis Date:** October 30, 2019

**CITY OF BALTIMORE  
COUNCIL BILL 19-0418  
(First Reader)**

---

Introduced by: Councilmember Stokes

At the request of: East Baltimore Historic III, LLC

Address: c/o Sean Closkey, 1129 North Caroline Street, Baltimore, Maryland 21213

Telephone: 267-334-7762

Introduced and read first time: July 22, 2019

Assigned to: Land Use 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 **1047 North Caroline 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 1047  
7 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat;  
8 and granting a variance from certain off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning

11 Sections 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 1047 North Caroline Street (Block 1191, Lot  
17 018), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
18 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
19 with 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-  
21 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-  
23 Street Parking).

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
25 accompanying plat and in order to give notice to the agencies that administer the City Zoning

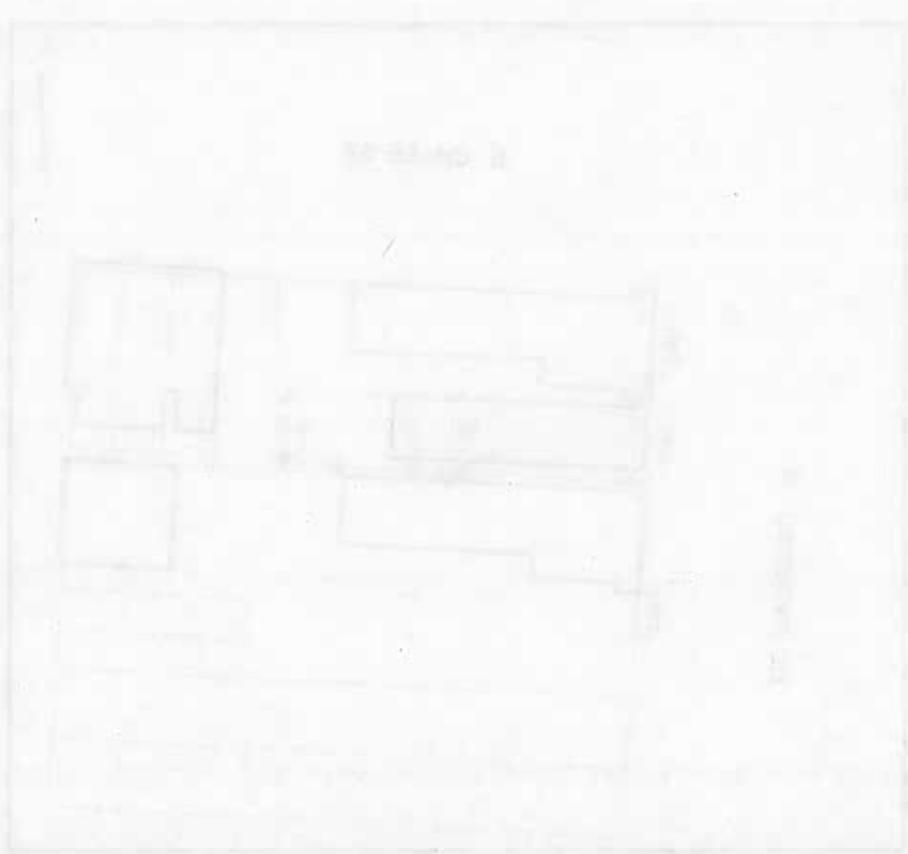
EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.



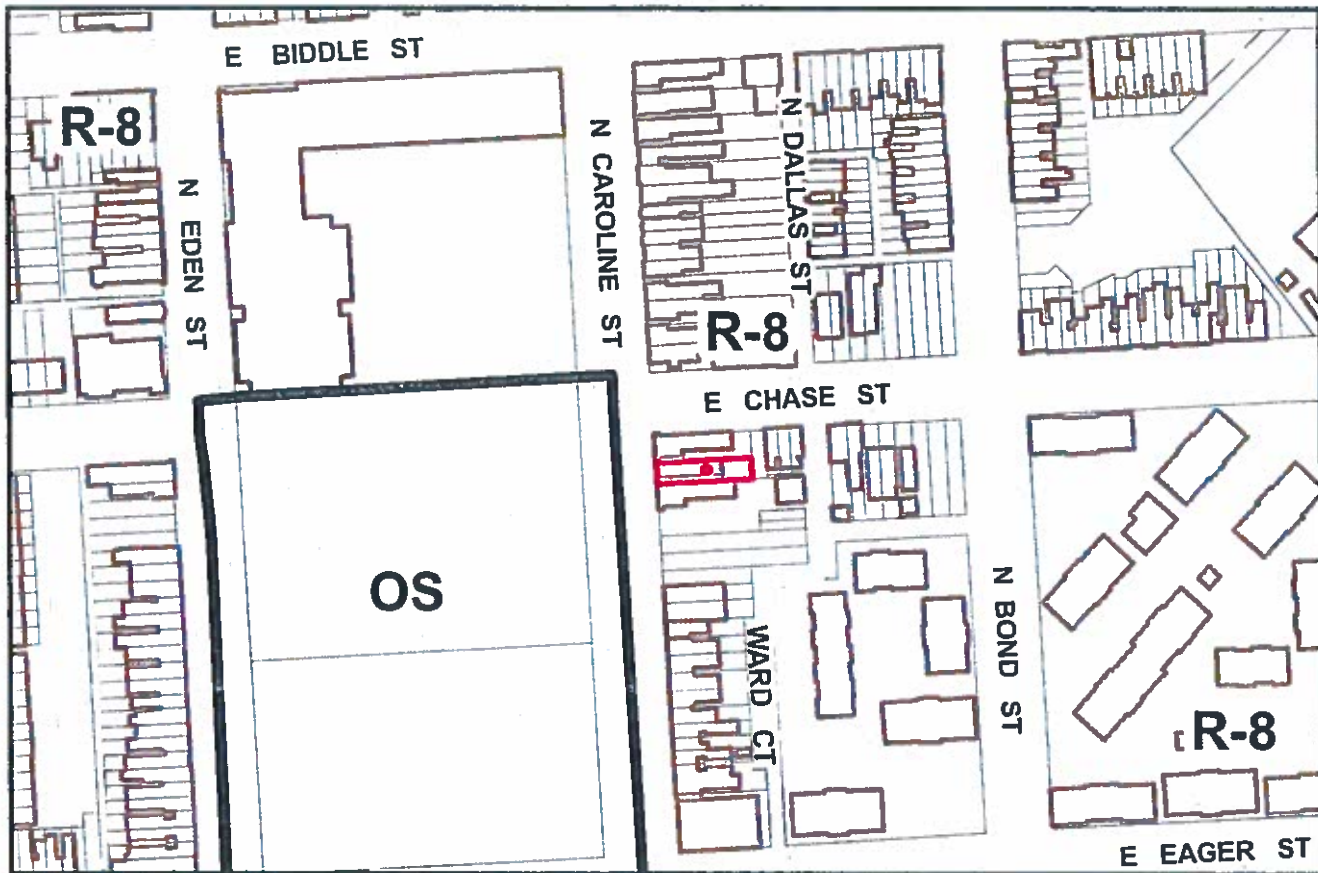
**Council Bill 19-0418**

1 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
2 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
3 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
4 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
5 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
6 the Zoning Administrator.

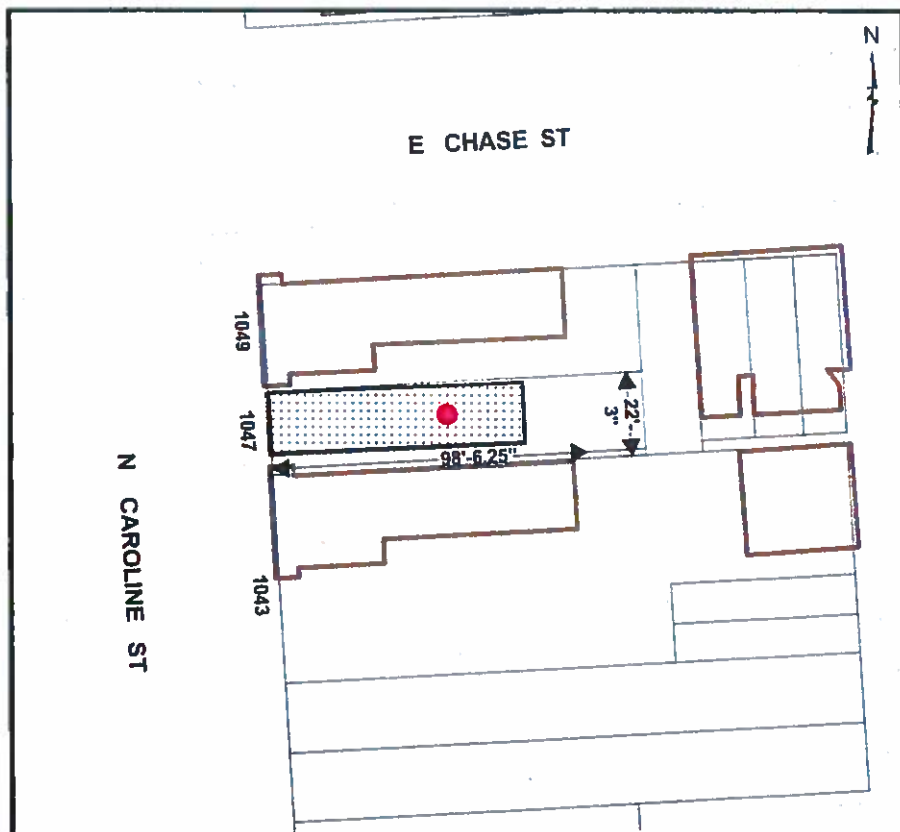
7 SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup> day  
8 after the date it is enacted.



**SHEET NO. 46 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



**Note:**

In Connection With The Property Known As No. 1047 NORTH CAROLINE 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 7                      SECTION 8  
BLOCK 1191                      LOT 18

MAYOR

PRESIDENT CITY COUNCIL

## Coates, Jennifer

---

**From:** Coates, Jennifer  
**Sent:** Tuesday, September 24, 2019 2:41 PM  
**To:** 'Ryan J. Potter'  
**Cc:** Stokes, Robert; Austin, Natawna B.  
**Subject:** Public Notice Instructions for Hearing on Bill 19-0418  
**Attachments:** Sample - Certificate of Posting - Attachment C.DOCX; LU Form - Contacts for Sign Posting RZ PUD.DOCX; PNI - Letter -19-0418 - CU - 1047 N Caroline St.docx

Mr. Ryan Potter:

Attached is the information you will need to post a public hearing notice for the subject bill to be heard by the Baltimore City Council's Land Use Committee on **November 6, 2019 at 1:05 PM.**

I have also attached a contact list of sign-makers and a sample certification form.

Feel free to contact me if you need more information.

**PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.**



OFFICE OF COUNCIL SERVICES

---

**Jennifer L. Coates**

*Senior Legislative Policy Analyst  
Office of Council Services*

100 N. Holliday Street, Room 415  
Baltimore, MD 21202

[jennifer.coates@baltimorecity.gov](mailto:jennifer.coates@baltimorecity.gov)

Office: (410) 396-1260

Fax: (410) 545-7596



CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**TO:** East Baltimore Historic III, LLC c/o Ryan J. Potter, Esq., Gallagher Evelius & Jones LLP

**FROM:** Jennifer L. Coates, Committee Staff, Land Use Committee, Baltimore City Council

**Date:** September 24, 2019

**RE:** INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING –CONDITIONAL USE AND VARIANCES

The Land Use Committee has scheduled the following City Council Bill for a public hearing:

**Bill:** City Council Bill No. 19-0418

**Date:** Wednesday, November 6, 2019

**Time:** 1:05 p.m.

**Place:** City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

**Article 32. Zoning § 5-602 – Major variances: Conditional uses.**

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

## Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

## Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary  
Baltimore City Council  
100 N. Holliday Street, Fourth Floor, Room 400  
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

***Sign Posting Deadline:                      October 16, 2019***  
***Certificate of Posting Deadline:        November 1, 2019***

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff  
Baltimore City Council  
Land Use Committee  
410-396-1260  
[Jennifer.Coates@baltimorecity.gov](mailto:Jennifer.Coates@baltimorecity.gov).

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY **BY OCTOBER 16, 2019**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

---

---

**BALTIMORE CITY COUNCIL**

**PUBLIC HEARING ON BILL NO. 19-0418**

The Land Use Committee of the Baltimore City Council will meet on Wednesday, November 6, 2019 at 1:05 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0418.

**CC 19-0418 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1047 North Caroline 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of  
Article 32 - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602  
(Table 16-406)  
Baltimore City Revised Code  
(Edition 2000)

Applicant: East Baltimore Historic III, LLC

For more information, contact committee staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

---

---

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

SEND BILL FOR THIS SIGN POSTING TO:

Mr. Ryan J. Potter, Esquire  
Gallagher Evelius & Jones LLP  
218 N. Charles Street, Suite 400  
Baltimore, MD 21201  
(410) 727-7702

**ZONING  
SUBTITLE 6 – NOTICES**

**ARTICLE 32, § 5-602**

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**§ 5-602. Major variances; Conditional uses.**

**(a) *Hearing required.***

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

**(b) *Notice of hearing required.***

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

**(c) *Contents of notice.***

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

**(d) *Number and manner of posted notices.***

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;



(iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) *Timing of notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

*(Ord. 16-581; Ord. 17-015.)*



**THE NOTICE OF HEARING SIGN(S) MUST BE POSTED IN ACCORDANCE WITH ARTICLE 32; SECTION 5-601 (See Attachment B), WHICH CAN ALSO BE OBTAINED FROM THE FOLLOWING WEBSITE:**

**<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>**

**SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:**

RICHARD HOFFMAN  
904 DELLWOOD DRIVE  
BALTIMORE, MARYLAND 21047  
PHONE: (443) 243-7360  
E-MAIL: DICK\_E@COMCAST.NET

---

JAMES EARL REID  
LA GRANDE VISION  
5517 HADDON AVENUE  
BALTIMORE, MARYLAND 21207  
PHONE: (443) 722-2552  
E-MAIL: [JamesEarlReid@aol.com](mailto:JamesEarlReid@aol.com) or [JamesEarlReid@aim.com](mailto:JamesEarlReid@aim.com)

---

SIGNS BY ANTHONY  
ANTHONY L. GREENE  
2815 TODKILL TRACE  
EDGEWOOD, MD 21040  
PHONE: 443-866-8717  
FAX: 410-676-5446  
E-MAIL: bones\_malone@comcast.net

---

LINDA O'KEEFE  
523 PENNY LANE  
HUNT VALLEY, MD 21030  
PHONE: 410-666-5366  
CELL: 443-604-6431  
E-MAIL: LUCKYLINDA1954@YAHOO.COM

---

**This office is not associated with any of the above drafting companies, nor do we recommend any specific one.**

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers



**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

**City Council Bill No.:**

*Today's Date: [Insert Here]*

*(Place a picture of the posted sign in the space below.)*

**Address:**

**Date Posted:**

---

**Name:**

**Address:**

**Telephone:**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



**CITY OF BALTIMORE  
COUNCIL BILL 19-0418  
(First Reader)**

---

Introduced by: Councilmember Stokes

At the request of: East Baltimore Historic III, LLC

Address: c/o Sean Closkey, 1129 North Caroline Street, Baltimore, Maryland 21213

Telephone: 267-334-7762

Introduced and read first time: July 22, 2019

Assigned to: Land Use 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           **1047 North Caroline 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 1047  
7 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat;  
8 and granting a variance from certain off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning

11 Sections 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 1047 North Caroline Street (Block 1191, Lot  
17 018), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
18 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
19 with 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-  
21 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-  
23 Street Parking).

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
25 accompanying plat and in order to give notice to the agencies that administer the City Zoning

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

**Council Bill 19-0418**

1 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
2 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
3 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
4 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
5 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
6 the Zoning Administrator.

7 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
8 after the date it is enacted.



**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**

APPROVED FOR FORM, STYLE, AND TYPICAL SUFFICIENCY
7-16-19
DEPT. LEGISLATIVE REFERENCE

---

Introduced by: Councilmember Stokes  
At the request of: East Baltimore Historic III, LLC  
Address: c/o Sean Closkey, 1129 North Caroline Street, Baltimore, Maryland 21213  
Telephone: 267-334-7762

---

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to  
2 Dwelling Units in the R-8 Zoning District – Variance –  
1047 North Caroline 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 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

BY authority of

Article 32 - Zoning  
Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1047 North Caroline Street (Block 1191, Lot 018), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the off-street parking requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking).

**SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

**SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.





(ii) The purpose, nature, and effect of the contract are: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

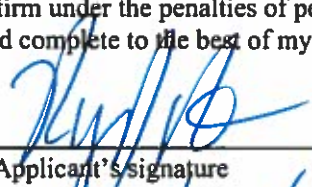
**7. Agency:**

(a) The applicant is \_\_\_\_\_ is not X acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT**

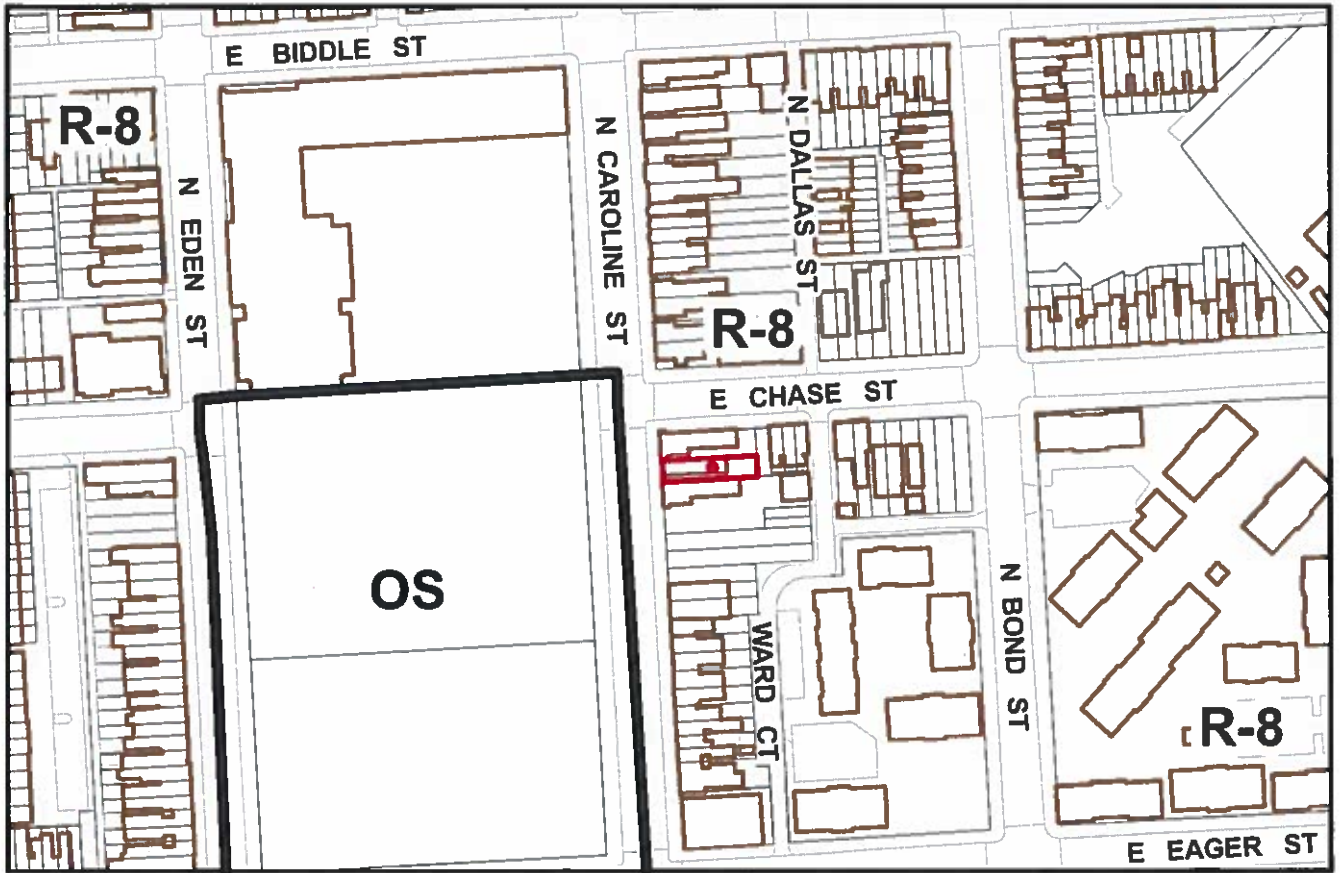
I, Ryan Potter, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

  
\_\_\_\_\_  
Applicant's signature

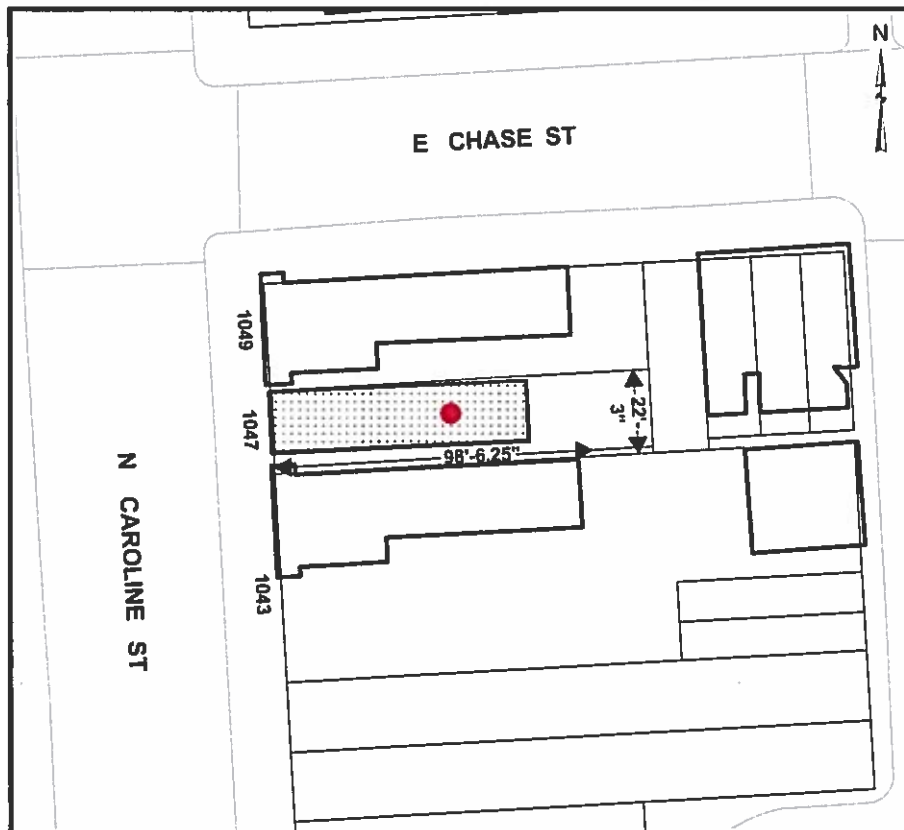
7/16/19  
\_\_\_\_\_  
Date



**SHEET NO. 46 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. 1047 NORTH CAROLINE 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 7                      SECTION 8  
BLOCK 1191                      LOT 18

\_\_\_\_\_

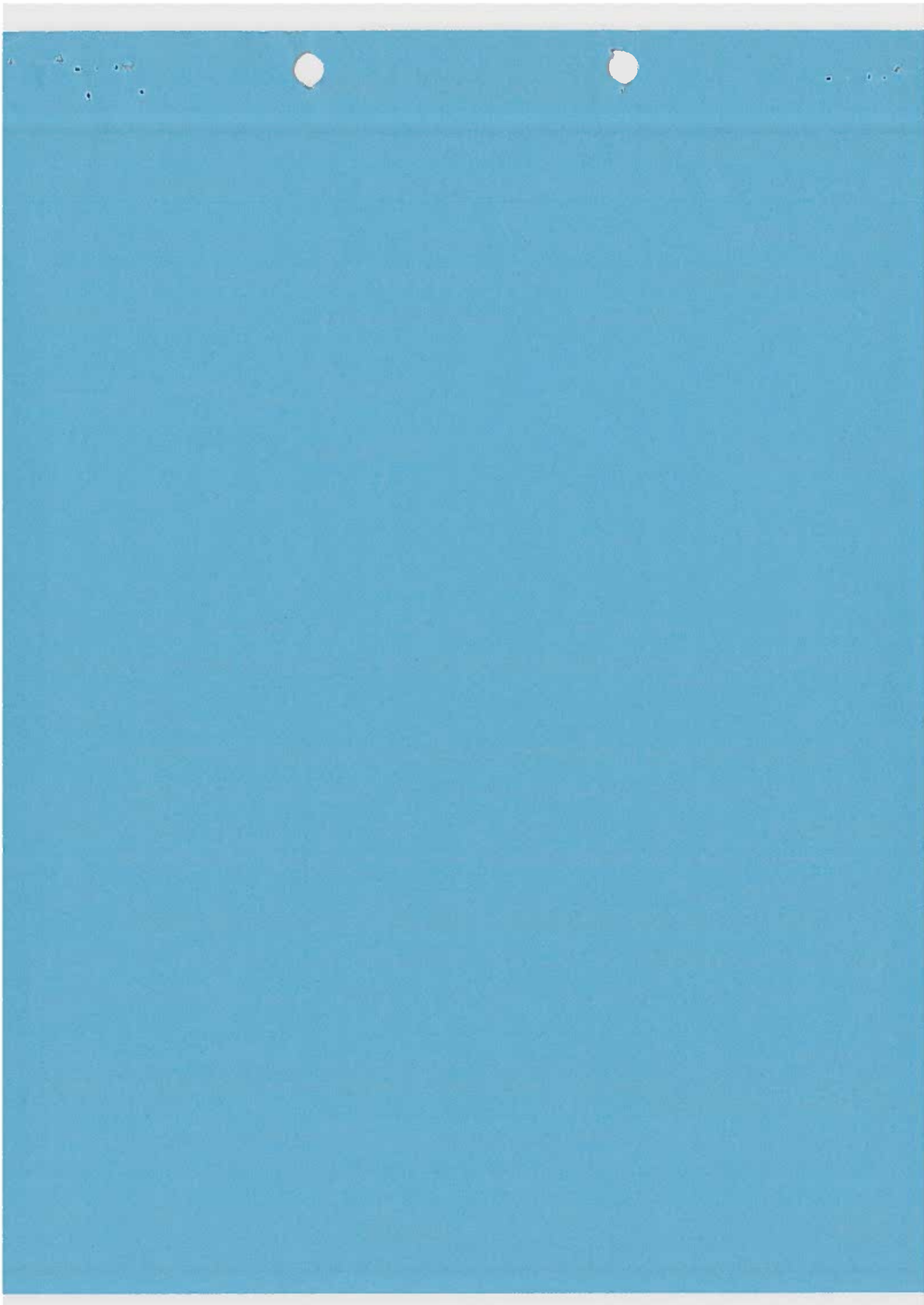
MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL







ACTION BY THE CITY COUNCIL

JUL 22 2019

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON November 6, \_\_\_\_\_ 20 19

COMMITTEE REPORT AS OF November 18, \_\_\_\_\_ 20 19

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

*Edward J. Quinn*  
Chair

COMMITTEE MEMBERS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMITTEE MEMBERS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

NOV 18 2019

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING \_\_\_\_\_ DEC 02 2019

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

\_\_\_\_\_  
President

\_\_\_\_\_  
Chief Clerk