



BILL SYNOPSIS

Committee: Land Use

Bill: 19-0417

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1410 West Saratoga Street

Sponsor: Councilmember Bullock

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 1410 West Saratoga Street (Block 0152, Lot 056), as outlined in red on the accompanying plat; and granting variances from certain gross floor area, gross floor area per unit type, and off-street parking regulations.

Effective: 30th day after the date it is enacted

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	No Objection
Fire Department	No Objection
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

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

Background

Bill 19-0417 would authorize the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1410 West Saratoga Street and grant variances from certain gross floor area, gross floor area per unit type, and off-street parking regulations. The bill will allow the applicant to use the existing structure as two dwelling units, with a 1-bedroom unit on each floor level of the structure.

1410 West Saratoga Street is located on the north side of the street, approximately 125' 9" east of the intersection with Stricker Street. The property measures approximately 14' 9" by 107' 7" and is currently improved with a two-story attached residential building measuring approximately 14' 9" by 50'. The site is zoned R-8 and is located in the Franklin Square community and the Franklin Square National Register Historic District.

Most of the housing in this area was originally developed in the mid-19th Century. There are also scattered nonresidential uses such as offices, churches, and small businesses in the area. Directly opposite this property is Franklin Square Elementary School. During the 20th Century many of the single-family dwellings in the area were converted to multi-family or residential mixed-use structures.

The bill contains three variances. First, it includes a variance from the minimum gross floor area requirement of the Zoning Code. Conversion of a single-family dwelling property in the R-8 District requires 1,500 square feet of floor area in the structure. The existing structure contains approximately 1,475 square feet of gross floor area. The variance amounts to approximately 2 percent of the Zoning Code requirement.

Second, the bill includes a variance from the floor area per unit type requirement of the Zoning Code. Conversion of a single-family dwelling property in the R-8 District requires 750 square feet of floor area per 1-bedroom dwelling unit. The existing structure contains approximately 700 square feet of floor area on each of its two levels.

Finally, the bill includes a variance from the off-street parking requirement of the Zoning Code. The Code requires one additional off-street parking space to serve the newly created dwelling unit. The property can provide the required off-street parking space, but the variance will preserve green space in the rear yard.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies.

Analysis by: Matthew Peters

Direct Inquiries to: 410-396-1268

Analysis Date: June 11, 2020