



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0541

Zoning - Conditional Use Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1711 Guilford Avenue

Sponsor: Councilmember Stokes

Introduced: June 15, 2020

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 1711 Guilford Avenue (Block 1103, Lot 006), as outlined in red on the accompanying plat; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Sections 5-201(a) and 9-701(2). Baltimore City Revised Code (Edition 2000).

Background

The bill 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 1711 Guilford Avenue. The applicant intends to use the existing structure as two dwelling units – a 1-bedroom unit in the basement, and a 3-bedroom unit using all other floor levels of the structure.

1711 Guilford Avenue is located on the east side of Guilford Avenue, approximately 90' north of the intersection with Lanvale Street. The property measures approximately 17' by 95' and is currently improved with a three-story attached residential structure, constructed before 1900, measuring approximately 17' by 50'.

The property is part of the Greenmount West community, which grew in the 1890s. The area has predominantly attached housing, with a few commercial uses mixed in closer to Greenmount Avenue to the east and closer to North Avenue to the north. To the north of this area is the North Avenue commercial-office-residential corridor and to the south of this area is the revitalizing commercial area along both sides of the Jones Falls. The community has recently seen considerable redevelopment and revitalization activity associated with new and rehabilitated housing on several blocks in the vicinity of the subject property.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 20-0541.

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Analysis Date: August 13, 2020