



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0560

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### Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-7 Zoning District - Variances - 2437 Madison Avenue

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**Sponsor:** Councilmember Pinkett

**Introduced:** July 6, 2020

**Purpose:**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-7 Zoning District on the property known as 2437 Madison Avenue (Block 3421, Lot 037), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and gross floor area per unit type requirements.

**Effective:** 30<sup>th</sup> day after the date it is enacted

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### Agency Reports

Planning Commission	
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	
Baltimore Development Corporation	
Fire Department	
Parking Authority of Baltimore City	Not Opposed

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## Analysis

### Current Law

Article 32 – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), and 9-703(c). Baltimore City Revised Code (Edition 2000).

### Background

The bill would authorize the conversion of a single-family dwelling unit to 4 dwelling units in the R-7 Zoning District on the property known as 2437 Madison Avenue and grant variances from the lot area size and gross floor area per unit type requirements. Specifically, the applicant plans to create a two-bedroom dwelling unit on each of the three main levels of the existing structure (3 total), and a one-bedroom dwelling unit in the basement level. The applicant also intends to demolish a three-level rear addition as part of the conversion, removing approximately 16' of building depth.

The property is approximately 20' by 150' and is currently improved with a three-story semi-detached dwelling measuring approximately 20' by 72'. The structure was built in 1907 and is located in mid-block. The property is located in the Eutaw Place – Madison Avenue Historic District, a locally designated historic district within the Reservoir Hill National Register Historic District. The area is predominantly residential, with scattered uses such as religious institutions, schools, and small commercial uses found outside the local historic district. To the east is the central area of Reservoir Hill, and two long blocks to the south of the property is North Avenue, a major Baltimore City thoroughfare. The northern end of the historic district is adjacent to the southwestern edge of Druid Hill Park.

The block on which this property is located was rezoned from R-8 to R-7 during the Transform Baltimore comprehensive rezoning process (effective on June 5, 2017). The Council previously authorized conversion of 2437 Madison Avenue to three dwelling units in the R-8 zoning district (City Council bill no. 14-0435, which was adopted as Ordinance no. 15-345 on April 23, 2015). However, that authorization lapsed because the required permit was not obtained within 12 months of the date the ordinance was enacted.

The bill includes two variances necessary for the proposed use. First, it includes a variance from the minimum lot area requirement of the Zoning Code. The minimum lot area required for 4 dwelling units in the R-7 Zoning District is 3,850 square feet, and the existing lot area is 3,000 square feet.

Second, the bill includes a variance from the gross floor area per unit type requirement of the Zoning Code. In the R-7 Zoning District, a gross floor area of 750 square feet is required for a one-bedroom unit, and 1,000 square feet is required for a two-bedroom unit. A one-bedroom unit of approximately 398 square feet is proposed, and three two-bedroom units, each of which will be less than 1,000 square feet, are proposed.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 20-0560.

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Analysis Date: August 20, 2020