

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

HEARING NOTES

Ordinance: 20-0560

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

Committee: Land Use
Chaired by: Councilmember Edward Reisinger

Hearing Date: August 26, 2020
Time (Beginning): 1:05 PM
Time (Ending): 1:30 PM
Location: Webex Virtual Hearing
Total Attendance: Approximately 25 people

Committee Members in Attendance:
Edward Reisinger Mary Pat Clarke
Eric Costello Ryan Dorsey
Sharon Green Middleton Leon Pinkett

Bill Synopsis in the file? [X] YES [ ] NO [ ] N/A
Attendance sheet in the file? [X] YES [ ] NO [ ] N/A
Agency reports read? [X] YES [ ] NO [ ] N/A
Hearing televised or audio-digitally recorded? [X] YES [ ] NO [ ] N/A
Certification of advertising/posting notices in the file? [X] YES [ ] NO [ ] N/A
Evidence of notification to property owners? [ ] YES [ ] NO [X] N/A
Final vote taken at this hearing? [X] YES [ ] NO [ ] N/A
Motioned by: Pinkett
Seconded by: Clarke
Final Vote: Fav. with Amendments

Major Speakers

(This is not an attendance record.)

Martin French, Department of Planning
Elena DiPietro, Law Department

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### Major Issues Discussed

1. Chairman Reisinger called the hearing to order; read the bill number, title, and purpose; and confirmed that the public notice requirements were met.
2. Councilman Pinkett explained the purpose of the bill and the applicant's efforts to develop a plan for the property that the community supports.
3. Martin French summarized the Planning Commission's findings and recommendations. He further summarized the Planning Commission hearing on the bill and noted that the bill as drafted reflects the applicant's agreement with the community.
4. Elena DiPietro confirmed that the Law Department can approve the bill for form and legal sufficiency provided that the Council makes the required findings. She further noted that a variance from the off-street parking requirements seems necessary.
5. Representatives from other City agencies confirmed the recommendations in their agencies' written reports. Chairman Reisinger noted that the Fire Department had not raised any objections regarding the bill.
6. Nate Pretl, representative for the applicant, explained that the property can only accommodate two parking spaces based on the assumptions of the Zoning Code and the lot width, but that it will ultimately accommodate five spaces. Nonetheless, he noted that the applicant supports adding a variance from the off-street parking requirements. Additionally, he noted that the property lends itself to use as a multi-family dwelling because of the open space and windows along the side of the structure. He also explained that changes to the property to meet the Zoning Code requirements are limited by Commission for Historical and Architectural Preservation regulations and preservation tax credit requirements.
7. Councilman Dorsey asked how many off-street parking spaces are required and how many can be provided. Martin French explained that the Zoning Code requires three spaces, but the property can only provide two spaces as calculated under the Zoning Code.
8. The committee voted to recommend an amendment to add a variance from the off-street parking requirements of the Zoning Code.
9. The committee voted to approve the findings of fact.
10. The committee voted to recommend the bill favorably as amended.

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### Further Study

Was further study requested?

Yes  No

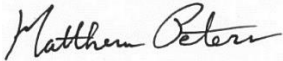
If yes, describe.

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**Committee Vote:**

E. Reisinger: ..... **Yea**  
S. Sneed: ..... **Absent**  
M. Clarke: ..... **Yea**  
E. Costello: ..... **Yea**  
R. Dorsey: ..... **Yea**  
S. Middleton: ..... **Yea**  
L. Pinkett: ..... **Yea**  
R. Stokes: ..... **Absent**

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Matthew L. Peters, Committee Staff

Date: August 26, 2020

Cc: Bill File  
OCS Chrono File