

LAND USE COMMITTEE

FINDINGS OF FACT

City Council Bill No. 20-0541

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:

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

- (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 authorization will allow the applicant 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. The establishment, location, and operation of this property as a multi-family dwelling containing two dwelling units will not be detrimental to or endanger public health, safety, or welfare.

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

The proposed use is not precluded by any other law or Urban Renewal Plan for this area.

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

The use of the property as a two-family multi-family dwelling will allow preservation of a piece of the community's traditional architectural fabric while responding to more contemporary, smaller-scale residential needs in a location with convenient access to downtown for residents of the two dwelling units.

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

The use of the property as a two-family multi-family dwelling will allow preservation of a piece of the community's traditional architectural fabric while responding to more

contemporary, smaller-scale residential needs in a location with convenient access to downtown for residents of the two dwelling units.

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;

This 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 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. The property can provide the required off-street parking space and the available on-street parking inventory is adequate to meet the demand for on-street parking in the area. The site is located in a dense, walkable neighborhood that is served by public transportation.

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

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. The proposed use is consistent with other uses in the area and will allow continuing use of a structure that contributes to the neighborhood.

- (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 for 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 the 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 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. Authorizing the use of the property as a two-family multi-family dwelling will allow preservation of a piece of the community's traditional architectural fabric while responding to more contemporary, smaller-scale residential needs in a location with convenient access to downtown for residents of the two dwelling units.

- (9) the character of the neighborhood;

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

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

The proposed use supports the goals of the Comprehensive Master Plan for Baltimore, specifically Live Goal I: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents. The use of the property as a two-family multi-family dwelling will allow preservation of a piece of the community's traditional architectural fabric while responding to more contemporary, smaller-scale residential needs in a location with convenient access to downtown for

residents of the two dwelling units. Additionally, the authorization could create housing affordable for moderate-income families.

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

The proposed use does not conflict with any applicable Urban Renewal Plan.

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

The proposed use meets all 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.

The proposed use is consistent with any other matters that may be considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated July 10, 2020, which included the Department of Planning Staff Report, dated July 9, 2020.

[X] Testimony presented at the Committee hearing

Oral – Witness:

- Martin French, Planning Department
- Elena DiPietro, Law Department
- Umar Moulta Ali, Applicant

Written:

- Department of Transportation, Agency Report – Dated August 18, 2020
- Board of Municipal and Zoning Appeals, Agency Report – Dated August 14, 2020
- Law Department, Agency Report – Dated August 15, 2020
- Department of Housing and Community Development, Agency Report – Dated August 10, 2020
- Baltimore Development Corporation, Agency Report – Dated July 30, 2020
- Fire Department, Agency Report – Dated June 26, 2020
- Parking Authority, Agency Report – Dated July 13, 2020

COMMITTEE MEMBERS VOTING IN FAVOR

Edward Reisinger, Chair
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Mary Pat Clarke
Eric Costello
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Sharon Green Middleton
Leon Pinkett
Robert Stokes