

BHCA Resolution on Housing and Housing Stock

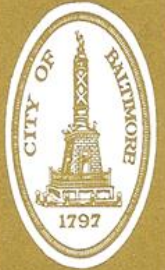
Be it resolved that the Bolton Hill Community Association recognizes that a vibrant neighborhood is one with homeowners and renters of diverse household characteristics who live in a variety of types of housing: single-family row homes, multi-family row homes, condominiums, and apartment buildings.

Historically, many of Bolton Hill's large single-family row houses have been converted to multi-family row houses. These row houses were subdivided into apartments in the 1940s through 1960s in response to a growing city population, which declined from the 1970s onward, and today the number of dwelling units for renters outnumbers those for homeowners.

BHCA has supported off-street parking requirements for multi-unit buildings as a means to maintain a healthy balance of housing stock, limit parking congestion on the streets, and discourage absentee landlords, as absentee landlords are not involved in the life of the community. BHCA supports provisions of the Zoning Code that deter historic row houses from being converted into multi-unit properties and will continue to support off-street parking requirements until they have a substitute that achieves the same end in the Baltimore City Zoning Code. To that end, BHCA supports the spirit of the Baltimore City Planning Commission's memo considering the Abundant Housing Act of 2022. The memo recommends allowing the addition of a second dwelling unit for low-density buildings by right with no parking requirements but retaining off-street parking requirements for the addition of more than two dwelling units.

BHCA's support of the Planning Commission's memo is aligned with what BHCA believes is the best means of ensuring that Bolton Hill can continue to be a neighborhood for people with a variety of housing needs, be they single-bedroom apartments, homes large enough for a family, senior apartments, or housing for couples or roommates. BHCA reaffirms its commitment to supporting and sustaining a welcoming community to people of all backgrounds, identities, and stages of life.

Adopted October 7, 2025. May be changed or rescinded by a majority vote of the Board.

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0285 / ABUNDANT HOUSING ACT		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE:

June 5, 2023

At its special meeting of June 1, 2023, the Planning Commission considered City Council Bill #22-0285, the purpose of amending certain provisions of the Baltimore City Zoning Code to promote increased development of low-density multi-family dwellings in certain residential districts; establishing standards for the conversion of single-family dwellings into low-density multi-family dwellings; establishing opportunities to increase density if a low-density multi-family dwelling is a certain distance from certain City amenities; amending certain permitted and conditional uses; amending certain bulk and yard standards; eliminating certain required off-street parking requirements; and defining certain terms.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report; reviewed input from a public listening session conducted by the Department; listened to several hours of testimony from the staff and public; the Commission read and considered over 200 emails and letters; the Commission delayed deliberation to have the opportunity to collect additional information and conduct more research to inform its recommendation; and the Commission deliberated the issues for more than one hour during a special hearing, where it specifically considered all of the sides of the issue and the various issues at play. In addition, the Chairman contacted Planning agencies from other jurisdictions to better understand how similar inclusionary housing efforts have worked in those jurisdictions and reported those findings to the Commission during deliberation. Based on this substantial review, investigation and deliberation, the Commission voted to recommended approval of City Council Bill #22-0285 and adopted the following resolution, with six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #22-0285 be **amended and approved** by the City Council, with the following amendments:

- Construction of, or conversion to, a Low-Density Multi-Family Dwelling with two dwelling units in residential zones should be permitted by right, provided that all bulk requirements are met.
- Construction of, or conversion to, a Low-Density Multi-Family Dwelling with three or four dwelling units in residential zones should be a conditional use requiring approval by

the Board of Municipal and Zoning Appeals (BMZA), provided bulk requirements are met.

- For parking:
 - Parking requirements should be exempted for Single-Family Dwellings and Low-Density Multi-Family Dwellings with two dwelling units;
 - A parking exemption should be available for a Low-Density Multi-Family Dwelling with three or four dwelling units in residential districts that meet the standards listed in the bill under the current "bonus unit" section; and
 - Parking requirements should otherwise not be removed for dwelling units City-wide in general.
- The Planning Commission does not support the "bonus unit" provisions to add eligibility for an additional dwelling unit.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
Mr. Ethan Cohen, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
The Honorable Ryan Dorsey, Sponsor
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services