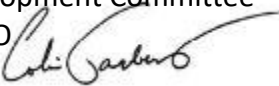




## MEMORANDUM

**DATE:** December 27, 2022  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President, and CEO   
**POSITION:** Favorable  
**SUBJECT:** Council Bill 22-0289 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling units in the R-8 Zoning District – 867 Hollins Street

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 22-0289 introduced by Councilmember Bullock.

### **PURPOSE**

To convert 867 Hollins Street, a single-family dwelling into (3) three-unit multi-family dwellings in an R-8 zoning district.

### **BRIEF HISTORY**

A former vacant property was acquired in August 2022. 867 Hollins Street has approximately 2,893 square feet and is located in an R-8 zoning district. With support from the Hollins Roundhouse Neighborhood Association, the current owner is requesting to convert the single-family dwelling into (3) three-unit multi-family dwelling, comprised of (2) one-bedroom units and a (1) two-bedroom unit.

### **FISCAL IMPACT [to BDC]**

None.

### **AGENCY POSITION**

The Baltimore Development Corporation respectfully requests a **favorable** report on City Council Bill 22-0289. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Sophia Gebrehiwot, Mayor's Office of Government Relations

[SJ]