



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	April 2, 2024
SUBJECT	CCB 23-0470 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances - 704 North Gilmor Street

The Honorable President and
Members of the City Council
City Hall, Room 400

04/02/2024

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0470 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances - 704 North Gilmor Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmor Street (Block 0098, Lot 016), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 23-0470 would permit the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 704 North Gilmor Street while granting variances from certain bulk regulations (lot area size) and off-street parking requirements. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of January 25, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. The Commission found that granting the conditional use conversion at 704 N. Gilmor St. would not endanger public health, safety, or welfare.

DHCD does not foresee any negative impacts as a result of the approval of this bill and it may allow the longtime vacant property to return to productive residential reuse on an otherwise disadvantaged block. The majority of neighboring properties are predominantly vacant privately-owned residential row-homes, while originally built for single-family owner-occupancy, some have undergone conversion to multi-family dwellings during the previous decades. The subject property has recently undertaken new ownership and a vacant building notice was issued to the new owner.

The original conditional use approval for 704 North Gilmore Street for the purpose of multi-family use that was granted in 2015 has lapsed and as a result the applicant has filed this application for the conversion of the property to 4 one-bedroom dwelling units.

This Bill does not have an operational or fiscal impact on DHCD. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. This conditional use conversion may expand residential rental opportunities for residents of Harlem Park and surrounding communities and may encourage additional abatement of vacant buildings on the block.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 23-0470.