



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Caron Watkins Interim Director, Office of Equity & Civil Rights Interim Chief Equity Officer
<b>ANALYST</b>	Zachary Wellman Equity Policy Analyst, Office of Equity & Civil Rights
<b>DATE</b>	November 19, 2024
<b>SUBJECT</b>	OECR Report on Baltimore City Council Bill 24-0587 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances 1817 North Broadway

**OECR POSITION: No Objection**

**SUMMARY OF LEGISLATION**

The Office of Equity & Civil Rights (OECR) has reviewed and is herein reporting on City Council Bill 24-0587 – *Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - Variances 1817 North Broadway*. This an ordinance to permit the conditional use and zoning variance of a property.

The bill seeks to accomplish the following:

- Permit a conditional use for the property located at 1817 North Broadway Street, currently in the R-8 zoning district.
- Allow the conversion of the property from a single-family dwelling unit into four dwelling units.
- Grant a variance in the off-street parking requirement for four dwelling units.
- Grant a variance in the lot size requirement for four dwelling units.
- Outline that the building must comply with all federal, state, and local licensing and certification requirements.
- Require the plat be signed by the City Council and the Mayor upon its passage.
- Require the Director of Finance transmit the signed plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.
- Provide for an effective date for the ordinance (the day it is enacted).

The bill accomplished this by the authority of Article 32 – Zoning, Sections 5-201(a) and 9-701(2) of the Baltimore City Code.

## EQUITY ANALYSIS

City Council Bill 24-0587 intends to permit the conditional use of the property located at 1817 North Broadway Street for multifamily use. The property is currently zoned for single family use under the R-8 zoning district. The owner of the property intends to convert it into four dwelling units with a management office. The goal of the ordinance is to convert the property to accommodate more residents than would be otherwise allowed under current zoning regulations. According to the Planning Commission Staff Report, the Broadway East and Oliver community associations have been notified of this action, however their position on the ordinance has not been noted.

The bill could positively impact the equity of Broadway East and Oliver residents by increasing the amount of housing in an area predominately zoned for single-family housing. The overall housing supply should improve equity, provided the additional dwelling units are affordable to meet the overall needs of the community and converted in adherence to all relevant regulations.

## CONCLUSION

The Office of Equity & Civil Rights discerns no inequity in the bill's intent, purpose, or impact in granting a zoning exception that would allow a single dwelling unit to be converted into multi-dwelling unit. As such, the Office of Equity & Civil Rights has **no objection** to City Council Bill 24-0587.

Respectfully Submitted,



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Caron Watkins

Interim Director, Office of Equity & Civil Rights