



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: November 28, 2023

Re: City Council Bill 23-0409 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2127 McCulloh Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0409 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2127 McCulloh Street (Block 0310, Lot 013), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size); and providing for a special effective date.

If enacted, City Council Bill 23-0409 would allow the applicant to convert the existing single-family dwelling located at 2127 McCulloh Street into 3 dwelling units including a one-bedroom unit on the first floor, a two-bedroom unit on the second floor and a two-bedroom unit on the third floor.

At its regular meeting of August 31, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended and approved by the City Council. Planning staff noted in their report that the Bill would require variances for lot-area and off-street parking for the subject property and a gross floor area variance for two of the units.

The property has an active vacant building notice, the owner would need to obtain a use and occupancy permit to utilize the property for the dwelling units under discussion. The conditional use conversion may provide for the re-use of the structure and expand residential rental opportunities for area residents. The property is located within DHCD's Park Heights Impact Investment Area and directly across the street from a Community Development Zone. It is unlikely that the proposed multi-family use would impair present or future development. The Bill does not have an operational or fiscal impact on DHCD and the conversion would not endanger public health, safety or welfare. The Bill may spur additional investment in and around the Druid Heights Community.

DHCD respectfully requests a **favorable** report on the passage of City Council Bill 23-0409.



AK/sm

cc: Ms. Themelis, Nina, Mayor's Office of Government Relations