



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	September 19, 2025
SUBJECT	25-0072 Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units Each in the R-8 Zoning District – 1703 and 1709 Edmondson Avenue

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0072 Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units Each in the R-8 Zoning District – 1703 and 1709 Edmondson Avenue for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1703 Edmondson Avenue (Block 0121, Lot 017) and a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1709 Edmondson Avenue (Block 0121, Lot 020), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0072 would convert the properties located at 1703 and 1709 Edmondson Avenue from single family homes to 2 dwelling units each and grant variances for off-street parking. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of August 7th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that the proposed conditional use conversions would be in alignment with the General Land Use Plan due to the block's designated higher density and with the West Baltimore MARC Station Transit-Oriented Development (TOD) Plan given the site's proximity to the nearby MARC station.

The properties in reference are not located within any of DHCD's Streamlined Code

Enforcement Areas, Community Development Zones, or Impact Investment Areas. These conditional use conversions may benefit the Harlem Park neighborhood by returning two vacant buildings to productive use and increasing affordable housing opportunities for the surrounding communities.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD supports the Planning Commission's amendment to remove the requested parking variance from this Bill.