


F R O M	NAME & TITLE	Corren Johnson, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Dept. of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 24-0496		

DATE: 3/27/2024

TO: Mayor Brandon Scott
TO: Economic and Community Development Committee
FROM: Department of Transportation
POSITION: **No Objection**
SUBJECT: Council Bill 24-0496

TITLE – Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 2904, 2910, and 2914 Parkwood Avenue

PURPOSE – For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the accompanying plat; granting variances certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

COMMENTS – Council Bill 24-0496 seeks authorization to allow three single-family properties to accommodate three residential units per property. The three properties are in poor condition and are a detriment to local safety and desirability alike. Allowing for denser residential use may spur further localized redevelopment, provide more affordable housing, add new residents, and attract new commercial activity nearby. The properties sit near several high-frequency bus lines and fall within a half mile of Mondawmin Mall and the Mondawmin metro/bus hub station.

DOT POSTION – The Department of Transportation foresees no direct operational or fiscal impact as a result of the legislation. Therefore, the Department has **no objection** to the advancement of Council Bill 24-0496.

Please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207 if you have any questions or concerns.

Sincerely,

Corren Johnson,
Director