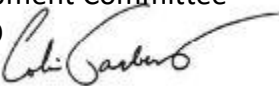




MEMORANDUM

DATE: March 24, 2022
TO: Economic & Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Position
SUBJECT: City Council Bill No. 21-0186
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3
Dwelling Units in the R-7 Zoning District – Variance – 1635 Gwynns Falls Parkway

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 21-0186 introduced by Councilmember Torrence at the request of Danielle Green.

PURPOSE

This Bill will permit a developer to convert the property at 1635 Gwynns Falls Parkway from a single-family dwelling unit into 3 dwelling units, provided that the project meets certain conditions. The Bill also grants this project a variance from bulk regulations pertaining to the lot area size.

BRIEF HISTORY

This rezoning will allow for additional residential housing opportunities. Doing so will promote population density in the neighborhood.

FISCAL IMPACT [to BDC]

None

AGENCY POSITION

The Baltimore Development Corporation respectfully takes **no position** on City Council Bill No. 21-0186. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Sophia Gebrehiwot, Mayor's Office of Government Relations

[RT]