


TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #08-0043/ZONING – CONVERSION OF 1- OR 2-FAMILY DWELLINGS – R-8 ZONING DISTRICT		

TO

DATE:

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

November 4, 2011

The Department of Planning is in receipt of City Council Bill #08-0043, which is for the purpose of removing the R-8 District from among those districts in which an exception may be sought from the general prohibition against converting 1- or 2-family dwellings to larger occupancies.

The Department of Planning recommends disapproval of this bill. We have serious concerns over the equity of the proposed exclusion of conversions in the R-8 District. If this change is made, conversions will still be allowable in the R-7 District, as well as in R-9 and R-10. Most importantly, not all R-8 Districts within the City are identical, and so the potential impact will not be the same. In some R-8 neighborhoods in east and west Baltimore, conversions are important for renovating what were single-family townhomes into two dwelling units for affordable housing. Because of these concerns, the Department of Planning recommends disapproval of this bill. Additionally, we further recommend this matter be addressed in the Zoning Code re-write effort.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

- cc: Ms. Kaliop Parthemos, Deputy Mayor
 Mr. Peter O'Malley, Chief of Staff
 Ms. Angela Gibson, Mayor's Office
 The Honorable Bill Henry, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Nikol Nabors-Jackson, DHCD
 Mr. Nicholas Blendy, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Karen Randle, Council Services