


## MEMORANDUM

DATE: April 23, 2019  
TO: Honorable President and Members of the City Council  
FROM: William H. Cole, President and CEO   
POSITION: No Objection  
SUBJECT: City Council Bill No. 19-0360  
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2  
Dwelling Units in the R-7 Zoning District – Variance – 1214 Bolton Street

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0360 introduced by Councilmember Costello.

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### PURPOSE

For the purpose of permitting the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street, as outlined in red on the accompanying plat; and granting a variance from certain off-street parking regulations.

### BRIEF HISTORY

The R-7 zoning allows for single family semi-detached (17.4 units per acre), single-family attached townhouses (39.6 units per acre), and multi-family housing (39.6 units per acre). The owner, Cato Clemens, proposes to add a “mother-in-law suite” as a separate unit.

### FISCAL IMPACT

NONE

### AGENCY POSITION

BDC has no objection to Bill No. 19-0360.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Jeffrey Amoros

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