



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: July 24, 2023

**Re: City Council Bill 23-0343 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 633 South Montford Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0343 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 633 South Montford Avenue (Block 1837, Lot 074), as outlined in red on the accompanying plat; and granting a variance from certain off-street parking requirements.

If enacted, City Council Bill 23-0343 would allow the applicant to convert the existing single-family dwelling located at 633 South Montford Avenue into 3 dwelling units, one on each floor. The conditional use conversion of 633 South Montford Avenue may provide for the re-use of the structure and expand residential rental opportunities for area residents.

At its regular meeting of April 6, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended and approved by the City Council. Planning is proposing an amendment to add a variance of the rear yard setback requirement, 18 feet in lieu of 25 feet, as currently required by the code.

Planning staff noted in their report that given the size of the existing structure and its location in a predominantly residential area that contains a mix of single-family attached dwellings and multi-family dwellings, the conditional use conversion proposed in this bill would not be detrimental to or endanger public health, safety, or welfare; not be precluded by any other law; not be contrary to the public interest; and would be in harmony with the purpose and intent of the Zoning Code.

The property is not located within any of DHCD's Community Development Zones or Streamlined Code Enforcement Areas. The conditional use conversion and variance may expand residential rental opportunities for area residents.

DHCD **supports** the passage of City Council Bill 23-0343.

*AK/sm*

*cc: Ms. Themelis, Nina, Mayor's Office of Government Relations*

**Brandon M. Scott**, Mayor • **Alice Kennedy**, Housing Commissioner