




MEMORANDUM

DATE: January 2, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Objection
SUBJECT: City Council Bill No. 23-0470
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District – Variances –704 North Gilmore Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0470 introduced by Councilmember Bullock, on December 4, 2023.

PURPOSE

This bill would allow for the conditional use conversion of a single-family dwelling unit at 704 N. Gilmore Street to four dwelling units.

BRIEF HISTORY

The property is located near the northwest corner of N. Gilmore Street and Harlem Avenue (Block 0098, Lot 016). A variance is required to convert this property to a multifamily use with four dwelling units, because the property measures approximately 1,708 square feet, and the minimum lot size for four dwelling units, in an R-8 district is 2,625 square feet.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation has **no objection** to City Council Bill No. 23-0470. 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

[MJF]