



MEMORANDUM

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

MEW

From: Michael Braverman, Housing Commissioner

Date: April 9, 2019

Re: **City Council Bill 19-0327, Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2323 North Calvert Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0327, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2323 North Calvert Street; and granting variances from certain bulk regulations and certain off-street parking regulations.

The petitioner proposed converting the property from a single-family dwelling to 2-dwelling units. The property has 2,800 feet of gross floor area, and the proposal would be consistent with most current zoning requires. However, zoning variances are needed to accommodate the lot size and off-street parking requirements.

At the March 7th, 2019 Planning Commission meeting, the Planning Commission concurred with the Planning Department staff recommendation to approve this bill. The Planning Department staff analysis found that the conversion and accompanying zoning variances are consistent with other residential uses in the area and would not produce adverse effects on the public.

DHCD concurs with the Planning Commission's recommendation and supports the passage of City Council Bill 19-0327.

MB:td

cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*