



**CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT**

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	June 25, 2026
SUBJECT	26-0176 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 26-0176 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street 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 812 N Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

If enacted, City Council Bill 26-0176 would convert a single-family dwelling unit to 2 dwelling units on the property known as 812 N Carey Street. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of May 14th, 2026, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the proposed conversion would be in accord with the General Land Use Plan and this proposed development would support a higher density residential designation.

The property in reference is located within one of DHCD's Vacancy Reduction Priority Geographic Neighborhoods. This conditional use conversion may benefit the wider Harlem Park neighborhood as 812 N Carey Street is currently subject to a vacant building notice and was

recently sold. The conversion to 2 dwelling units will help bring this property back into productive reuse. This conversion will be beneficial to the surrounding neighborhood by both eliminating a vacant property on a block undergoing redevelopment and providing residents with additional rental housing opportunities.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.