



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: September 13, 2022

Re: City Council Bill 22-0221 Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variance - 2315 Eutaw Place

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0221 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 2315 Eutaw Place (Block 3426, Lot 022), as outlined in red on the accompanying plat.

If enacted, City Council Bill 22-0221 would allow for the conversion of the property located at 2315 Eutaw Place to allow the applicant to expand the number of rental units that can be offered at this location by using the existing structure as two dwelling units including a five-bedroom unit consisting of the entire first second and third floors and a two-bedroom unit in the basement.

At its regular meeting of May 19, 2022, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended and approved by the City Council. Planning staff noted in their report that conversion to a multi-family dwelling would not be detrimental to or endanger public health, safety or welfare.

The property at 2315 Eutaw Place is not within any of DHCD's Impact Investment areas or Community Development Zones. The conversion to a multi-family dwelling may expand housing choices for area residents.

DHCD **does not object** to the passage of City Council Bill 22-0221.

AK/sm

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

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

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