


F R O M	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0473		

TO: Mayor Bernard C. "Jack" Young
TO: Land Use Committee
FROM: Department of Transportation
POSITION: No Objection
RE: Council Bill – 19-0473

DATE: 2/21/20

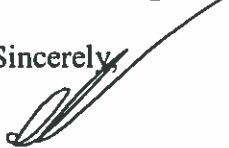
INTRODUCTION – Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1758 Park Avenue

PURPOSE/PLANS – 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 1758 Park Avenue (Block 0334, Lot 063), as outlined in red on the accompanying plat; and granting variances from certain gross floor area per unit type, bulk regulations (lot area size), and off-street parking requirements.

COMMENTS – Council Bill 19-0473 strives to convert 1758 Park Avenue from a single-family dwelling unit to a two dwelling unit property. The bill’s statement of intent indicates that the property owner hopes to utilize the first floor as neighborhood commercial / office space with the second and thirds floors each serving as their own separate unit. R-8 Zoning Districts are classified as being home to traditional contiguous rowhouses with limited non-residential uses. The property sits on the southwest corner of Park Avenue and North Avenue.

AGENCY/DEPARTMENT POSITION – The Department of Transportation’s position for Council Bill 19-0473 is **no objection**.

If you have any questions, please do not hesitate to contact Liam Davis via email at Liam.Davis@baltimorecity.gov or by phone (410) 545-3207.

Sincerely,


Steve Sharkey
Director