



MEMORANDUM

DATE: March 19, 2024
TO: Economic & Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: No Objection
SUBJECT: Council Bill 24-0495 Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0495 introduced by Councilmember Bullock.

PURPOSE

This bill would allow the conversion of three single-family homes into six total dwelling units (two units in each home). It also grants a variance to exempt the new units from off-street parking requirements.

BRIEF HISTORY

The properties being converted are three separate rowhomes on the 500 block of North Carrollton Avenue in the Harlem Park neighborhood. The bill has been introduced at the request of Parity Homes, a West Baltimore-based developer. The creation of additional housing will support density in the Harlem Park neighborhood. The project also has letters of support from the Harlem Park Neighborhood Council.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully has **no objection** to City Council Bill 24-0495. 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

[AW]