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TO	The Honorable President and Members of the Baltimore City Council
FROM	Corren Johnson, Director – Department of Transportation
DATE	August 7, 2024
SUBJECT	24-0571 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances 730 East Preston Street

Position: No Objection

Introduction

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 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

DOT Analysis

Council Bill 24-0571 would allow for the single-family property at 730 East Preston Street to house two dwelling units. The property is close by Greenmount Avenue and the CityLink Red, a bus route with high frequency and ridership. The immediate area has historically faced property vacancy issues, but recent re-development has restored several vacant homes in the block. The Department will work with the property owner to address changing needs associated with redevelopment, as needed.

Conclusion

The Department projects no fiscal or operational impact and has no objection to the advancement of Council Bill 24-0571.