



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: March 28, 2023

Re: City Council Bill 22-0322 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1801 Hollins Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0322 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 1801 Hollins Street (Block 0225, Lot 001), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off street parking requirements.

If enacted, City Council Bill 22-0322 would allow for the conversion of the property located at 1801 Hollins Street to allow the applicant to expand the number of rental units that can be offered at this location to two two-bedroom dwelling units while maintaining the existing structure.

At its regular meeting of October 8, 2020, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be 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 Franklin Square Community Association provided a letter of support for the conversion.

The property at 1801 Hollins Street is located within DHCD's Southwest Impact Investment Area and directly adjacent to a Streamlined Enforcement Area. The conversion to a multi-family dwelling may expand housing choices for area residents and could possibly encourage further redevelopment on this block, which is predominantly privately-owned vacant properties.

DHCD **supports** the passage of City Council Bill 22-0322.

AK/sm

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

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

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