



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: February 27th, 2024

Re: City Council Bill 23-0437 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - 1600 South Charles Street

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0437 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - 1600 South Charles Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1600 South Charles Street (Block 1013, Lot 065), as outlined in red on the accompanying plat.

If enacted, City Council Bill 23-0437 would allow for the conversion of the single-family dwelling unit located at 1600 South Charles Street to 3 dwelling units. The conversion will allow the applicant to provide 3 multi-family residential dwelling units with the creation of a two-bedroom dwelling unit in the front portion of the existing structure on the first and second floors, a two-bedroom dwelling unit in the rear of the first and second floors and a two-bedroom dwelling unit on the third floor.

DHCD Analysis

At its regular meeting of December 21st, 2023, the Planning Commission concurred with the recommendations of its Departmental staff and found that the conditional use conversion of 1600 South Charles Street would not endanger public health, safety or welfare. The Commission recommended that the Bill be amended and approved by the City Council. The suggested amendments pertained to the addition of a lot area variance, a variance for off street parking, gross floor area variances and continuation of the buildings nonconforming structure status.

Work without-a-permit undertaken by a previous property owner resulted in the structural integrity of this building being compromised. The current owner has active permits to undertake the demolition, stabilization and other work necessary to underpin the foundation walls which

will help ensure the continuation of this structure within a historic district. The stabilization of this building and the passage of this legislation may lead to the preservation and ongoing productive use of this building within the South Baltimore community.

This Bill does not have an operational or fiscal impact on DHCD. The property is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. This conditional use conversion may expand residential rental opportunities for area residents.

Conclusion

DHCD respectfully requests a **favorable** report on the passage of City Council Bill 23-0437.

AK/sm

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