



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

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

From: Michael Braverman, Housing Commissioner

Date: December 19, 2019

Re: **City Council Resolution 19-0445 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - 817 Chauncey Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0445 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 817 Chauncey Avenue, as outlined in red on the accompanying plat.

If enacted, the proposal will allow for a second dwelling unit at 817 Chauncey Avenue. At its regular meeting of October 24, 2019, the Planning Commission concurred with planning staff and recommended amendment and approval of City Council Bill 19-0445. An amendment is needed to add a 9% variance of the required lot area standards for a multifamily dwelling in the R-7 zoning District. The Planning Commission found that the establishment, location, and operation of this property as a multifamily dwelling containing two dwelling units would not be detrimental to public health, safety or welfare.

DHCD **supports** the passage of City Council Bill 19-0445.

MB:sm

cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*