



## 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 17, 2022

**Re: City Council Bill 21-0186 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variance – 1635 Gwynns Falls Parkway**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0186 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 1635 Gwynns Falls Parkway (Block 3235, Lot 030), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

If enacted, City Council Bill 21-0186 would allow for the conversion of the property located at 1635 Gwynns Falls Parkway to allow the applicant to expand the number of rental units that can be offered at this location by providing a two-bedroom dwelling unit on the second-floor front and third floor levels of the existing structure, a one-bedroom unit on the first floor, and a one-bedroom dwelling unit in the central and rear portions of the second floor of the structure.

At its regular meeting of January 13, 2022, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended to add a variance of off-street parking regulations and a variance of minimum floor area requirements for residential conversion, and as amended be passed 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 property at 1635 Gwynns Falls Parkway is presently a vacant residentially zoned property that is located just a few blocks away from one of DHCD's Community Development Zones. The conversion to a multi-family dwelling and subsequent abatement of the vacant building notice would support the productive reuse of this property and may expand affordable housing choices for area residents.

DHCD **does not object** to the passage of City Council Bill 21-0186.

AK/sm

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

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

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