



March 7, 2014

Honorable President and Members
of the City Council of Baltimore
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Attn: Karen Randle, Executive Secretary

Re: City Council Bill 13-0253 – Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District – 229 North Collington Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 13-0253 for form and legal sufficiency. The bill permits the conversion of a 1-family dwelling unit to a 2-family dwelling unit at 229 North Collington Avenue, which is in an R-8 Zoning District. Conversion of a 1-family dwelling unit to a 2-family dwelling unit is permitted in an R-8 Zoning District only by conditional use ordinance. Zoning Code of Baltimore City (“ZC”), §3-305(b)(3).

Under the current language of the Zoning Code, the Law Department cannot approve this bill for form and legal sufficiency. Nonetheless, we are aware the law underlying conversions is proposed for revisions, which may correct the deficiencies in this bill. Assuming this bill is held until an amendment to the law is approved, the Law Department reserves the right to re-evaluate the merits of Council Bill 13-0253 at that time.

Very truly yours,

Victor K. Tervala
Chief Solicitor

cc: George Nilson, City Solicitor
Angela C. Gibson, Mayor’s Legislative Liaison
Elena DiPietro, Chief Solicitor
Hilary Ruley, Assistant Solicitor
Jennifer Landis, Assistant Solicitor



Conf/Comments