MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: October 29, 2020

Re: City Council Bill 20-0617 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 20-0617 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 (lot area size) and off-street parking requirements.

If enacted, City Council Bill 20-0617 would allow for the conditional use conversion of the property located at 1801 Hollins Street to allow the applicant, Mr. Van Brooks, to expand the number of rental units that can be offered at this location. Additionally, the legislation would grant variances from certain bulk regulations and off-street parking requirements.

At its regular meeting of October 8, 2020, the Planning Commission concurred with the recommendations of its Planning staff, and recommended adopting staff's findings and approving City Council Bill 20-0617.

Planning staff noted in their report that the operation of a multi-family dwelling would not be contrary to the public's interest and would not affect the existing character of the neighborhood.

The legislation may expand housing choices for area residents by providing dwelling units on each floor, including two two-bedroom dwelling units, and one first floor one-bedroom unit.

The property is located within a DHCD Impact Investment Area and abuts a Community Development Cluster.

DHCD **does not object** to the passage of City Council Bill 20-0617.

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