




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	September 10, 2024
SUBJECT	24-0495 Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 509, 511, and 516 North Carrollton Avenue

The Honorable President and
Members of the City Council
City Hall, Room 400

09/10/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0495 Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 509, 511, and 516 North Carrollton Avenue for the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-8 Zoning District on the properties known as 509 North Carrollton Avenue (Block 0127, Lot 018), 511 North Carrollton Avenue (Block 0127, Lot 019), and 516 North Carrollton Avenue (Block 0126, Lot 008), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0495 would grant conditional use conversions of certain single-family dwelling units to 2 dwelling units with variances from certain off-street parking requirements in the R-8 Zoning District on the properties located at 509 North Carrollton Avenue, 511 North Carrollton Avenue, and 516 North Carrollton Avenue. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of June 21, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of single-family dwelling units into 2 dwelling

units within the R-8 Zoning District would not endanger public health, safety, or welfare. The Commission also found that the public interest would be served through the renovation of currently vacant properties and their return to productive use.

The referenced properties do not fall within any of DHCD's Streamlined Code Enforcement or Impact Investment Areas but do fall within a Community Development Zone. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of these conditional use conversions may help increase rental housing opportunities within the Harlem Park neighborhood and its surrounding communities.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0495.