



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: September 30, 2019

Re: **City Council Bill 19-0392, Zoning — Conditional Use Conversion of a Single-family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District — Variance — 2132 West Baltimore Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0392, 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 2132 West Baltimore Street; and granting a variance from certain bulk (lot area size) regulations.

If enacted, this bill will allow the property at 2132 West Baltimore Street to be converted from a single-family dwelling to 2 dwelling units. At its regular meeting of June 20, 2019, the Planning Commission concurred with the Department of Planning staff and found that because of its particular surroundings and shape of the specific structure, a practical difficulty would result if the strict letter of the applicable Zoning Code requirements were carried out; and recommended that City Council Bill 19-0392 be amended and approved by the City Council.

The Planning staff determined that the establishment, location and operation of this property as two dwelling units would not be detrimental to or endanger public health, safety or welfare. The conversion would advance the public interest by increasing the housing stock that is affordable to moderate-income families. A key strategy of the DHCD Framework for Community Development is to promote access and equity by expanding affordable housing. This bill would potentially increase the number of affordable private units.

DHCD has reviewed City Council Bill 19-0392 and **supports the passage of the bill** with adoption of an amendment to add a variance of floor area standards for conversion of a single-family dwelling to 2 dwelling units; and a variance of off-street parking.

MB:sm

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