



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	May 2, 2024
SUBJECT	23-0455 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - 1127 North Caroline Street

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

5/2/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0455 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 4 Dwelling Units in the R-8 Zoning District - 1127 North Caroline Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 23-0455 would permit the conversion of the property located at 1127 North Caroline Street from a single-family dwelling unit to 4 dwelling units which will allow the applicant to convert the property for use as a long-term residential rental facility, in compliance with Baltimore City's multi-family residential zoning regulations. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of April 18, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the conversion of the single-family dwelling unit into 4 dwelling units would not endanger the health, safety, or welfare of the community. The Commission also noted

that in this particular case such a conversion may improve conditions in the immediate neighborhood, given that this structure has been vacant and deteriorating for nearly two decades.

DHCD does not foresee any negative impacts resulting from the approval of this bill as the conversion would bring a currently vacant structure back into productive use. The property is not located within any of DHCD's Community Development Zones or Streamlined Code Enforcement Areas but is located within the Southwest Impact Investment Area. This Bill does not have an operational or fiscal impact on DHCD and the granting of this conditional use conversion may help increase rental housing opportunities and reduce blight within the Gay Street Community.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 23-0455.