



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	September 22, 2025
SUBJECT	25-0090 Zoning – Conditional Use Conversion of a Single-Family Dwelling to 2 Dwelling Units in the R-7 Zoning District – Variance – 220 North Culver Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0090 Zoning – Conditional Use Conversion of a Single-Family Dwelling to 2 Dwelling Units in the R-7 Zoning District – Variance – 220 North Culver Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 220 North Culver Street (Block 2275A, Lot 135), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

If enacted, City Council Bill 25-0090 would allow the property located at 220 North Culver Street to convert from a single-family home to 2 dwelling units while granting a variance for lot size. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

DHCD generally supports conditional use conversions that turn single family dwelling units into multiple units, when allowed to do so by their zoning designation. This is especially true when such efforts are supported by the surrounding community, and the President of the Allendale Community Association has submitted a letter in support of this project.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. This conditional use conversion may increase affordable housing opportunities for the Allendale neighborhood and its surrounding surrounding communities.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.