


<b>F R O M</b>	NAME & TITLE	Corren Johnson, Director	<b>CITY of BALTIMORE MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 23-0409		

DATE: 11/27/2023

TO: Mayor Brandon Scott  
TO: Economic and Community Development Committee  
FROM: Department of Transportation  
POSITION: **No Objection**  
SUBJECT: Council Bill 23-0409

**INTRODUCTION** - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2127 McCulloh Street

**PURPOSE/PLANS** - For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2127 McCulloh Street (Block 0310, Lot 013), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size); and providing for a special effective date.

**COMMENTS** – Council Bill 23-0409 seeks to convert the property known as 2127 McCulloh Street from a single-family dwelling to three-unit dwellings in the R-8 Zoning District. The R-8 Zoning District is generally traditional form urban rowhouses with limited non-residential use allowing for continuous rowhouse development along full blocks built to or only modestly set back from the street. The property is in the Druid Heights community and has received a letter of support from the Druid Heights Community Development Corporation. 2127 McCulloh Street is located near several transit hubs like the Penn-North Metro Station. The addition of two dwelling units will add residential density to the area.

**AGENCY/DEPARTMENT POSTION** – The Baltimore City Department of Transportation foresees no direct operational or fiscal impact resulting from the legislation and has **no objection** towards the advancement of Council Bill 23-0409.

If you have any questions, please do not hesitate to contact Liam Davis at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or at 410-545-3207

Sincerely,

Corren Johnson,  
Director