

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Suite 922  
Baltimore, Maryland 21202

June 29, 2020

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Re: **CC Bill #20-0525** Zoning – Conditional Use Conversion of a Single-Family  
Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 316  
East 21st Street

Ladies and Gentlemen:

City Council Bill No. 20-0525 has been referred by your Honorable Body to the Board of  
Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 20-0525 is to convert a single-family dwelling unit to 2  
dwelling units in the R-8 Zoning District on the property known as 316 East 21st Street (Block  
3813, Lot 056); and granting a variance from certain bulk regulations (lot area size).

The BMZA has reviewed the legislation and recommends approval of City Council Bill No.  
20-0525.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek J. Baumgardner', written over a horizontal line.

Derek J. Baumgardner  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference