



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABC
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: February 19, 2014

Re: **City Council Bill 13-0295 – Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-7 Zoning District – Variances – 2529 West Baltimore Street**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 13-0295 for the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-7 Zoning District on the property known as 2529 West Baltimore Street and granting variances from certain lot size, front yard setback, and parking requirements.

The passage of the bill would allow for the conversion, with variances, of the property that is located within a ½ mile radius of the Baltimore MARC commuter rail stop and is part of the West Baltimore MARC Station Area Master Plan. The proposed redevelopment of the property is consistent with the key housing development principles of the West Baltimore MARC station Area Master Plan, which are to increase the amount of occupied housing, and to preserve the character of existing viable housing stock.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 13-0295.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Chief*

