



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner
<b>DATE</b>	November 12, 2024
<b>SUBJECT</b>	<b>24-0496 - Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 3</b>

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

11/12/24

**Position: Favorable**

**Introduction**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0496 Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 2904, 2910, and 2914 Parkwood Avenue for the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the accompanying plat; granting variances certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0496 would permit the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue, 2910 Parkwood Avenue, and 2914 Parkwood Avenue while granting variances for certain bulk regulations and off-street parking requirements. If approved, this Bill will take effect on the day of its enactment.

**DHCD Analysis**

At its regular meeting of June 20, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of a single-family dwelling units into 3 dwelling units within the R-8 Zoning District would not endanger public

health, safety, or welfare. The Commission also found that the public interest would be served through the renovation of multiple vacant homes and their return to productive use.

This Bill does not have an operational or fiscal impact on DHCD and the properties in reference are not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill as the rezoning could facilitate returning a vacant structure to productive use while increasing housing opportunities for the Auchentoroly-Parkwood neighborhood and its surrounding communities.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0496.