

The Baltimore City Department of
**HOUSING & COMMUNITY
DEVELOPMENT**

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner



Date: December 19, 2017

Re: **City Council Bill 17-0114 - Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 2938 Huntingdon Avenue**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0114, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2938 Huntingdon Avenue and granting variances from certain lot area size, lot area coverage, off-street parking, and gross floor area requirements.

If enacted, this bill would allow a single family home to be converted to a two-dwelling unit by renovating the 350 square feet of basement area to an efficiency apartment with access through the rear yard from an alley behind the property. The depth of the rear yard is less than 18 feet so it would not be able to accommodate an off-street parking space, which would require a variance. Also, the lot area is less than the required 1,500 square feet so a 30% variance is needed and the required floor area would be less than the required 750 square feet for a dwelling unit so a 53% variance is necessary.

The property was purchased in June of 2017 and three construction permits were obtained in June/July of 2017. A vacant building notice was issued on November 14, 2017 due to the property being open to casual entry and unfit for human habitat.

The Department of Housing and Community Development defers to the Department of Planning on the passage of City Council Bill 17-0114.

MB:sd