



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, Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	March 21, 2025
<b>SUBJECT</b>	25-0020 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0020 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street 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 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0020 would convert a single-family dwelling on the property located at 2001 West Baltimore Street into 3 dwelling units within the R-8 Zoning District while granting variances for lot size and off-street parking. If approved, this Bill will take effect on the day of its enactment.

**SUMMARY OF POSITION**

At its regular meeting of March 13<sup>th</sup>, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that the requested conditional use for 2001 West Baltimore Street was in harmony with both Baltimore's zoning policies and Comprehensive Plan objectives. They also noted that the variances were justified given the lot constraints of the property, and the potential contribution that the project may make to neighborhood revitalization.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas, but does fall within a broader Vacancy Reduction Priority Geography. This conditional use conversion may benefit the Boyd-Booth community by returning a vacant building to productive use and increasing affordable housing opportunities within the community.

### **FISCAL IMPACT**

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

### **AMENDMENTS**

DHCD supports the Planning Commission's amendment to grant square footage requirement variances for two of the planned three units to be located on the property referenced within this Bill.