



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: December 5, 2023

**Re: City Council Ordinance 23-0408 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1046 Brantley Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Ordinance 23-0408 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 1046 Brantley Avenue (Block 0115, Lot 071), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), and off-street parking requirements; and providing for a special effective date.

If enacted, City Ordinance 23-0408 would allow the applicant to convert the existing single-family dwelling located at 1046 Brantley Avenue into two dwelling units, including the creation of a one-bedroom dwelling unit on the first floor and basement levels of the existing structure and a three-bedroom dwelling unit on the second and third floor levels.

At its regular meeting of August 31, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be approved by the City Council. Planning staff noted in their report that because of the particular surroundings and shape of the specific structure, a practical difficulty would result if the strict letter of the applicable Zoning code requirements was carried out. Furthermore, the establishment, location, construction, maintenance and operation of a multi-family dwelling would not endanger public health, safety or welfare.

The property is presently owner occupied and according to the Statement of Intent the property is under contract and the perspective owner's intent is to create affordable apartments. The property would need to be licensed and registered to be utilized for the dwelling units under discussion.

The proposed conditional use conversion may expand residential rental opportunities for area residents. The property is not located within any of DHCD's Impact Investment Areas or Community Development Zones. It is unlikely that the proposed multi-family use would impair present or future development. The Ordinance will not have an adverse fiscal or operational impact on DHCD. The conditional use conversion may spur additional investment in and around Harlem Park.

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner

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DHCD respectfully requests a **favorable** report on the passage of City Council Bill 23-0408.

*AK/sm*

*cc: Ms. Themelis, Nina, Mayor's Office of Government Relations*

**Brandon M. Scott**, Mayor • **Alice Kennedy**, Housing Commissioner  
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