




## MEMORANDUM

**DATE:** February 23, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** No Objection  
**SUBJECT:** Council Bill #23-0437 – Zoning – Conditional use conversion of a single-family dwelling unit to 3 dwelling units in the R8 Zoning District – 1600 South Charles Street

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 23-0437 introduced by Councilmember Costello.

### **PURPOSE**

The purpose of this bill is to permit the conversion of a single-family dwelling located in the R-8 Zoning District into a three-unit dwelling.

### **BRIEF HISTORY**

This conditional use variance will allow for the creation of 3 apartment units at 1600 South Charles Street (Block 1013, Lot 065), a property which is currently a single-family home. The property is located in a residential neighborhood with ground floor corner retail businesses. This conversion will add housing density to the neighborhood without disrupting the aesthetic cohesion of the immediate surrounding area.

### **FISCAL IMPACT**

None.

### **AGENCY POSITION**

The Baltimore Development Corporation respectfully submits a report of **no objection** on City Council Bill 23-0437. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

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

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