



# MEMORANDUM

STEPHANIE  
RAWLINGS-BLAKE,  
Mayor

PAUL T. GRAZIANO,  
Executive Director, HABC  
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: February 19, 2014

Re: **City Council Bill 13-0294 – Zoning – Conditional Use Conversion of a 1-Family Dwelling Unit to a 2-Family Dwelling Unit in the R-8 Zoning District – Variances – 1201 North Fulton Avenue**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 13-0294 for the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1201 North Fulton Avenue, and granting variances from certain lot area size, rear yard setback, and off-street parking requirements.

The passage of the bill will allow for the constructive reuse of a vacant structure that still retains some historic integrity, protect the area from blighting influences and provide affordable housing in the Sandtown-Winchester Urban Renewal area.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 13-0294.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Ms. Kaliope Parthemos, *Deputy Chief*

