




Baltimore

Development Corporation

MEMORANDUM

DATE: May 20, 2019
TO: Land Use and Transportation Committee
FROM: Kimberly Clark, Interim President and CEO 
POSITION: No Objection
SUBJECT: Council Bill 19-0370-Zoning- Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District-Variances-1326 West Pratt Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0370 introduced by Councilmember Bullock, at the request of HBC Investments, LLC.

PURPOSE

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 1326 West Pratt Street (BLOCK 0248, Lot 030), as outlined in red on the accompanying plat: and granting variances from the certain bulk (lot area), and off-street parking regulations.

BRIEF HISTORY

As noted, the property is in the R-8 district in the Union Square Neighborhood. The zone is intended to maintain the traditional form of urban rowhouse development. According to the zoning code, the R-8 district is less restrictive and accommodates other residential types. The proposed conversion will result in the potential for additional residents to live in the neighborhood while maintaining the existing structure.

FISCAL IMPACT

None

AGENCY POSITION

The Baltimore Development Corporation has **No Objection** to City Council Bill 19-0370.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at bdckimc@gmail.com.

cc: Jeffrey Amoros

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