



**CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT**

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	November 14, 2025
SUBJECT	25-0071 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0071 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 15 East West Street 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 15 East West Street (Block 0965, Lot 046), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

If enacted, City Council Bill 25-0071 would allow the property known as 15 East West Street to be converted from a single-family home to 2 dwelling units while granting a variance for lot size area. If approved, this Bill will take effect on the day of its enactment.

SUMMARY OF POSITION

At its regular meeting of July 17, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that this conditional use conversion was in alignment with the 2024 Comprehensive Master Plan for Baltimore as the subject property is designated as higher density residential. The commission also noted that this conversion would align with the South Baltimore Gateway Master Plan, which calls for more diverse and affordable housing types.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. This conditional use

conversion may benefit the Federal Hill neighborhood by returning a currently vacant home to productive use and increasing housing options for the surrounding community.

FISCAL IMPACT

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

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.