



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: October 10, 2023

Re: City Council Bill 23-0361 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1613 Edmondson Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0361 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 1613 Edmondson Avenue (Block 122, Lot 025), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 23-0361 would allow the applicant to convert the existing single-family dwelling located at 1613 Edmondson Avenue into 2 dwelling units, including the creation of a three-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 of the structure.

At its regular meeting of May 18, 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 a lot area variance of 1.8% and an off-street parking space variance has been included in the bill.

The property is a recently rehabbed vacant building approved for use as a single-family dwelling. The conditional use conversion may provide for the re-use of the structure and expand residential rental opportunities for area residents. The property is located within a DHCD Community Development Zone and nearby Development Division Projects. It is unlikely that the proposed multi-family use would impair present or future development. The conditional use conversion and variance may spur additional investment in and around the Harlen Park neighborhood.

DHCD **supports** the passage of City Council Bill 23-0361.

AK/sm

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

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

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