



TO WHOM IT MAY CONCERN:

This letter is in support of the rehabbing housing development in Baltimore City for Mr. Brown for the following property, 541 West Lafayette Avenue, Baltimore, MD 21217.

Guidance for Turning Single Family Homes into Apartments

I am writing to express my support for the new housing development initiative aimed at transforming single-family homes into two separate apartments in Baltimore City, Maryland. This innovative approach promises to address the growing demand for rental housing while optimizing existing residential spaces. However, it is essential that the housing developer follows all permitting regulations and housing regulations to ensure the success and sustainability of this project.

Importance of Adhering to Permitting Regulations

Baltimore City has established a comprehensive set of permitting regulations designed to maintain the integrity and safety of residential properties. It is imperative that the housing developer obtains all necessary permits before commencing any construction or renovation activities. This includes:

- Building permits
- Zoning permits
- Electrical and plumbing permits
- Environmental impact assessments

Compliance with these regulations ensures that the construction process meets city standards and minimizes any potential legal or safety issues.

Housing Regulations for Rental Properties

In addition to permitting regulations, Baltimore City has specific housing regulations that govern rental properties. The developer must adhere to these guidelines to provide safe, habitable, and regulated living spaces for future tenants. Key aspects include:

- Compliance with the Baltimore City Housing Code
- Ensuring proper sanitation and waste disposal
- Maintaining adequate heating, ventilation, and air conditioning systems
- Regular inspections and maintenance of the property



- Fair rental practices and transparent lease agreements

By following these housing regulations, the developer will contribute to the city's efforts to provide quality rental housing and uphold the rights of tenants.

Conclusion

Transforming single-family homes into apartments is a commendable initiative that can significantly benefit Baltimore City's housing market. However, it is crucial for the housing developer to meticulously adhere to all permitting and housing regulations. This ensures the creation of safe, compliant, and desirable living spaces that meet the needs of the community. I strongly urge the developer to commit to these standards and contribute to the ongoing efforts to enhance housing options in Baltimore City.

Together, we can create a vibrant and inclusive residential environment that caters to the diverse needs of our city's residents. I can be reached at (410)299-1535 or wgbest@verizon.net for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Wanda G. Best", with a long horizontal flourish extending to the right.

Wanda G. Best
Executive Director

Cc Zac Blanchard, City Council, District 11
Tarek Bolden, City Planner II Western District
Howard Tutman III, DHCD, Neighborhood Development Officer