



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	June 20th, 2025
<b>SUBJECT</b>	25-0041 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0041 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District – Variances – 2628 Edmondson Avenue for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2628 Edmondson Avenue, as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0041 would convert a single-family dwelling on the property known as 2628 Edmondson Avenue into 3 dwelling units within the R-7 Zoning District while granting a variance for lot size and off-street parking. If approved, this Bill will take effect on the date of its enactment.

**SUMMARY OF POSITION**

At its regular meeting of May 15<sup>th</sup>, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that conditional use conversions are allowed within the R7 zoning district and that such a use would be in alignment with the Comprehensive Master Plan's designation of the area as "Higher Density." The Commission also noted that the current owner of the property intends to rent the units to low-income tenants through a voucher program and that the building has been vacant for many years.

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 Mosher community by returning a vacant building to productive use and increasing diverse affordable housing opportunities within the community.

### **FISCAL IMPACT**

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

### **AMENDMENTS**

DHCD supports the Planning Commission's amendments striking the off-street parking variance granted in Section 3 of the Bill.