



MEMORANDUM

DATE: February 7, 2019
TO: Land Use and Transportation Committee
FROM: William H. Cole, President and CEO
POSITION: Support
SUBJECT: Council Bill 18-0287 – Zoning-Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District-Variances-1235 West Lafayette Avenue

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 18-0287 introduced by Councilmember Bullock, at the request of Lynwood McMurray.

PURPOSE

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1235 West Lafayette Avenue (Block 0090, Lot 021), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area), gross floor area per unit type, and off-street parking regulations.

BRIEF HISTORY

The property is located in the historic Harlem Park II Urban Renewal Area and meets a new demand for smaller scale residential needs.

Enactment of this bill will facilitate proposed redevelopment plans for the property and create affordable housing in the community where vacancies currently exist.

FISCAL IMPACT

NONE

AGENCY POSITION

The Baltimore Development Corporation **Supports** City Council Bill 18-0287.

If you have any questions, please do not hesitate to contact Kimberly Clark at kclark@baltimoredevelopment.com or 410-837-9305.

cc: Jeffrey Amoros

[DG]