


MEMORANDUM

DATE: August 30, 2019
TO: Land Use and Transportation Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Objection
SUBJECT: City Council Bill 19-0418 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 1047 North Caroline Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0418 introduced by Councilmember Stokes at the request of East Baltimore Historic III, LLC.

PURPOSE

The purpose of this Bill is to permit, 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 1047 North Caroline Street (Block 1191, Lot 018); and granting a variance from certain off-street parking regulations.

BRIEF HISTORY

The property is currently vacant but is zoned as a single-family dwelling and the owner would like to convert the property to two dwelling units. The off-street parking requirements in an R-8 District are one per dwelling unit. This particular property is oriented in a way that restricts the availability of off-street parking, thus requiring a variance.

FISCAL IMPACT

None

AGENCY POSITION

The BDC has no objection to the approval of City Council Bill #19-0418.

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

cc: Nicholas Blendy

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