



## MEMORANDUM

DATE: April 15, 2019  
TO: Land Use and Transportation Committee  
FROM: William H. Cole, President and CEO  
POSITION: No Objection  
SUBJECT: City Council Bill 19-0352 – Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District – Variances – 645 McKewin Avenue

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0352 introduced by Councilmember Clarke at the request of Think Tink Property Solutions, LLC.

### PURPOSE

The purpose of this Bill is permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 645 McKewin Avenue and granting variances from certain bulk regulations (lot area size) and off-street parking requirements.

### BRIEF HISTORY

The property is currently used as a single-family dwelling and the owner would like to convert the property to two dwelling units. In an R-7 Zoning District, the minimum lot size for a 2-unit dwelling is 2,200 square feet. The lot area size of 645 McKewin Avenue is 1,365 square feet, thus requiring a variance of 37%.

Additionally, the off-street parking requirements in an R-7 District are one per dwelling unit. This particular property is constructed in a way that restricts the availability of off-street parking, thus requiring a variance.

### FISCAL IMPACT

NONE

### AGENCY POSITION

BDC has no objection to City Council Bill 19-0352.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Jeffrey Amoros  
[CM]