



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	March 20, 2026
SUBJECT	25-0128 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0128 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1118 N Carey Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1118 N Carey Street (Block 0055B, Lot 010), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 25-0128 would permit the conditional use conversion of a single family dwelling unit to 3 dwelling units at the property known as 1118 N Carey Street. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of February 5th, 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 this conditional use conversion aligns with the 2024 Comprehensive Master Plan for the City as the property is designated as higher density residential. The report also noted that the Sandtown-Winchester Community Collective was informed of this action and provided a letter of support.

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 Sandtown-Winchester neighborhood and surrounding areas by providing more rental housing opportunities and returning a currently vacant property to

productive use.

FISCAL IMPACT

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

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.