




BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: October 29, 2019

Re: **City Council Bill 19-0415 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1700 West Franklin Street**

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The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0415 for the purpose of permitting, 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 1700 West Franklin Street (Block 0121, Lot 069), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area) and off-street parking regulations.

If enacted, this Bill will allow the property at 1700 West Franklin Street to be converted from a single-family dwelling to 2 dwelling units. At its regular meeting of August 22, 2019, the Planning Commission concurred with the Department of Planning Staff recommendation for the amendment and approval of this Bill. Planning departmental staff determined that the conversion could advance the public interest by creating housing affordable to moderate-income families, as well as converting vacant commercial space to residential use. DHCD does not foresee any direct fiscal or operational impacts as a result of the passage of Council Bill 19-0415.

DHCD has reviewed City Council Bill 19-0415 and supports the amendment and passage of the Bill

MB:sm

cc: Mr. Nicholas Blendy, *Mayor's Office of Government Relations*