



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: May 2, 2023

Re: City Council Bill 22-0325 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances 466 Hornel Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0325 for the purpose of 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 466 Hornel Street (Block 6345, Lot 023), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and off-street parking requirements.

If enacted, City Council Bill 22-0325 would allow for the conversion of the property located at 466 Hornel Street to allow the applicant to use the premises as two dwelling units and a Barbour shop while maintaining the existing structure.

At its regular meeting of March 2, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended to add a variance of residential conversion floor area requirements, and approved by the City Council. Planning staff noted in their report that the conversion of 466 Hornel Street would not be detrimental to or endanger public health, safety, or welfare. The Bayview Community Association and Councilman Cohen have been notified of this action.

The property at 466 Hornel Street is not located within any of DHCD's Impact Investment Areas but does reside within a Streamlined Code Enforcement Area. The conversion to a multi-family dwelling may expand housing choices for area residents and could allow the reestablishment of a commercial use of the basement level of the premises as a personal services establishment.

DHCD **supports** the passage of City Council Bill 22-0325.

AK/sm

cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • **Alice Kennedy**, Housing Commissioner

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