



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 *MB*

Date: February 14, 2019

Re: **City Council Bill 18-0287, Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 1235 West Lafayette Avenue**

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0287, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1235 West Lafayette Avenue (Block 0090, Lot 021), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area), gross floor area per unit type, and off-street parking regulations.

1235 West Lafayette Avenue is located in the Harlem Park neighborhood. The property is currently a three-story single family dwelling. If passed, this bill will allow the owner to convert the property to three separate single-floor dwellings. The conversion will restore the property to productive use without adverse effects to the public health, safety, or general welfare.

HCD supports the passage of City Council Bill 18-0287.

MB:td

cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*