



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: December 13, 2022

Re: City Council Bill 22-0276 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 2722 Auchentoroly Terrace

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0276 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 2722 Auchentoroly Terrace (Block 3229, Lot 30), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size) and required off-street parking requirements.

If enacted, City Council Bill 22-0276 would allow for the conversion of the property located at 2722 Auchentoroly Terrace to allow the applicant to expand the number of rental units that can be offered at this location by using the existing structure as two dwelling units consisting of a two-bedroom dwelling unit on the basement and first floor levels of the existing structure, and a three-bedroom unit on the second and third floor levels of the structure.

At its regular meeting of October 13, 2022, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be approved by the City Council. Planning staff noted in their report that conversion to a multi-family dwelling would not be detrimental to or endanger public health, safety or welfare.

The property at 2722 Auchentoroly Terrace is currently vacant with active permits and located in a DHCD Community Development Zone. The conversion to a multi-family dwelling may expand housing choices for area residents.

DHCD **does not object** to the passage of City Council Bill 22-0276.

AK/sm

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

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

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