




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	September 10, 2024
SUBJECT	24-0515 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South Stricker Street

The Honorable President and
Members of the City Council
City Hall, Room 400

9/10/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0515 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 223 South Stricker Street 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 know as 223 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat; granting variances to certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0515 would grant a conditional use conversion of a single-family dwelling unit to 2 dwelling units with variances from certain bulk regulations and off-street parking requirements for the property located at 223 South Stricker Street. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of August 1, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of a single-family dwelling unit into 2 dwelling units within the R-8 Zoning District would not endanger public health, safety, or welfare. The Commission also found that the public interest would be served through the

renovation of a home that will be kept within productive residential use. The property is presently listed as owner occupied and the owner, who is the applicant, intends to reside in one of the units.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall within the Southwest Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use conversion may help increase rental housing opportunities within the Mount Clare neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0515.