



MEMORANDUM

DATE: February 15, 2023
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: No Objection
SUBJECT: Council Bill 22-0322 – Zoning Condition Use of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District- Variances -1801 Hollins Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 22-0322 introduced by Councilmember Bullock.

PURPOSE

For the purpose of granting variances to convert a single-family dwelling in the Franklin Square neighborhood to two dwelling units.

BRIEF HISTORY

As noted, the property is in the R-8 district in the Franklin Square Neighborhood. The zone is intended to maintain the traditional form of urban rowhouse development. According to the zoning code, the R-8 district is less restrictive and accommodates other residential types. The proposed conversion will result in the potential for additional residents to live in the neighborhood while maintaining the existing structure. This conversion is also in line with the Southwest Partnership Vision Plan to support small scale redevelopment of existing rowhomes, and attract newcomers to the neighborhoods.

FISCAL IMPACT

There are no fiscal impacts to BDC.

AGENCY POSITION

The Baltimore Development Corporation has **no objection** to City Council Bill 22-0322. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Sophia Gebrehiwot, Mayor's Office of Government Relations

NAD