




MEMORANDUM

DATE: January 2, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Objection
SUBJECT: City Council Bill No. 23-0469
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1014 Edmondson Avenue

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0469 introduced by Councilmember Bullock, on December 4, 2023.

PURPOSE

This bill would allow for the conditional use conversion of a single-family dwelling unit at 1014 Edmondson Avenue to two dwelling units.

BRIEF HISTORY

The property is located on Edmondson Avenue, west of N. Schroeder Street and east of N. Arlington Ave. (Block 0115, Lot 037). A variance is needed to convert to a multifamily use, because the minimum lot size for such a use in an R-8 zone is 1,500 Square feet and the lot size measures 1,360 square feet.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation has **no objection** to City Council Bill No. 23-0469. 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

[MJF]