



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABC
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: June 13, 2012

Re: **City Council Bill 12-0054 – Zoning – Conversion of Single-Family Dwellings – Coldstream Homestead Montebello Urban Renewal Area**

The Department of Housing and Community Development has reviewed City Council Bill 12-0054, which was introduced for the purpose of prohibiting the conversion of buildings used for single-family dwellings in the Coldstream Homestead Montebello Urban Renewal Area, unless expressly authorized in the Urban Renewal Plan for that Area.

This bill, if adopted, intends to prohibit conversions to multiple-family dwellings from single-family dwellings in the Coldstream Homestead Montebello Urban Renewal Area. It accomplishes this feat by amending the Zoning Code—citywide—to include a new subparagraph (5) in § 3-305(b) that expressly exempts the Coldestream Homestead Montebello Urban Renewal Area from conditional use conversions (from single-family dwelling to multi-family dwelling). The Department of Housing and Community Development is concerned that the atypical method of achieving the outcome prohibiting such conversions created via this bill could have the practical effect that an applicant might potentially file an appeal to convert a building to a multiple family dwelling, and only after the applicant has filed such an appeal would they be told that such a use is not allowed.

The Department of Housing and Community Development respectfully defers its position on City Council Bill 12-0054 to the Department of Planning and the Department of Law.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliope Parthemos, *Deputy Mayor*

