



MEMORANDUM

DATE: March 24, 2022
TO: Economic & Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: No Position
SUBJECT: City Council Bill No. 21-0185
Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to
8 Dwelling Units in the R-8 Zoning District – Variances – 2044 Walbrook Avenue

A handwritten signature in black ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 21-0185 introduced by Councilmember Torrence at the request of Bashir Hijazi.

PURPOSE

This Bill will permit a developer to convert the property at 2044 Walbrook Avenue from a single-family dwelling unit into 8 dwelling units, provided that the project meets certain conditions. The Bill also grants this project variances from bulk regulations pertaining to the lot area size, from regulations on the gross floor area per unit type, and from regulations requiring the provision of off-street parking.

BRIEF HISTORY

This rezoning will allow for additional residential housing opportunities. Doing so will promote population density in the neighborhood.

FISCAL IMPACT [to BDC]

None

AGENCY POSITION

The Baltimore Development Corporation respectfully takes **no position** on City Council Bill No. 21-0185. 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

[RT]