



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Caron Watkins Interim Director, Office of Equity & Civil Rights Interim Chief Equity Officer
ANALYST	Zachary Wellman Equity Policy Analyst, Office of Equity & Civil Rights
DATE	November 12, 2024
SUBJECT	OECR Report on Baltimore City Council Bill 24-0600 Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2106 McCulloh Street

OECR POSITION: No Objection

SUMMARY OF LEGISLATION

The Office of Equity & Civil Rights (OECR) has reviewed and is herein reporting on City Council Bill 24-0600 – *Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2106 McCulloh Street*. This an ordinance to permit the conditional use and zoning variance of a property.

The bill seeks to accomplish the following:

- Permit a conditional use for the property located at 2106 McCulloh Street, currently in the R-8 zoning district.
- Allow the conversion of the property from a single-family dwelling unit into three dwelling units.
- Outline that the building must comply with all federal, state, and local licensing and certification requirements.
- Grant a variance in the off-street parking requirements
- Require the plat be signed by the City Council and the Mayor upon its passage.
- Require the Director of Finance transmit the signed plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.
- Provide for an effective date for the ordinance (the day it is enacted).

The bill accomplished this by the authority of Article 32 – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-703(f), 16-203, and 16-602 (Table 16-406) of the Baltimore City Code.

EQUITY ANALYSIS

City Council Bill 24-0600 intends to permit the conditional use of the property located at 2106 McCulloh Street for three apartment dwelling units with off-street parking. Currently, the property is zoned for R-8 residential use which restricts the property to single dwelling-unit use. The goal to convert the property to accommodate more residents than would be otherwise allowed under current zoning regulations. This ordinance is backed by the support of the Druid Heights Community Development Corporation.

The bill could positively impact the equity of Druid Heights residents by increasing the amount of housing in an area predominately zoned for single-dwelling unit housing. The overall housing supply should improve equity, provided the additional dwelling units are affordable to meet the overall needs of the community and converted in adherence to all relevant regulations.

CONCLUSION

The Office of Equity & Civil Rights discerns no inequity in the bill's intent, purpose, or impact in granting a zoning exception that would allow a single dwelling unit to be converted into multi-dwelling unit. As such, the Office of Equity & Civil Rights has **no objection** to City Council Bill 24-0600.

Respectfully Submitted,



Caron Watkins

Interim Director, Office of Equity & Civil Rights