



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	April 24, 2025
SUBJECT	25-0037 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh Street

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0037 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1727 McCulloh Street for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1727 McCulloh Street (Block 0341, Lot 020), as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 25-0037 would convert a single-family dwelling on the property known as 1727 McCulloh Street into 2 dwelling units within the R-8 Zoning District while granting a variance for off-street parking. If approved, this Bill will take effect on the 30th day following its enactment.

SUMMARY OF POSITION

At its regular meeting of April 3, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that the requested conditional use conversion was allowed within the R-8 zoning district and that the Madison Park Improvement Association provided a letter of support for this project. The Commission also noted that the proposal would produce both a three and four-bedroom unit, which would provide less common rental opportunities for larger families who may otherwise struggle to find appropriately sized housing.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas, but does fall within a broader Vacancy Reduction Priority Geography. This conditional use conversion may benefit the Madison Park community by returning a vacant building to productive use and increasing affordable, diverse housing opportunities within the community.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD is not requesting any amendments to this Bill at this time.