



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: November 6, 2019

Re: **City Council Bill 19-0416 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2005 West Baltimore Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0416 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2005 West Baltimore Street (Block 0206, Lot 043), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area) and off-street parking regulations.

If enacted, this Bill will allow the property at 2005 West Baltimore Street to be converted from a single-family dwelling to 3 dwelling units. At its regular meeting of September 12, 2019, the Planning Commission concurred with the Department of Planning Staff recommendation of an amendment for inclusion of a variance for floor area standards for conversion of a single-family dwelling to a multi-family dwelling, and approval of this Bill.

Planning departmental staff determined that the conversion could advance the public interest by creating housing affordable to moderate-income families, as well as preserving a piece of the community's traditional architectural fabric while responding to more contemporary, smaller-scale residential needs. DHCD does not foresee any direct fiscal or operational impacts as a result of the passage of Council Bill 19-0416.

DHCD has reviewed City Council Bill 19-0416 and **supports** Planning's amendment as well as passage of the Bill.

MB:sm

cc: Mr. Nicholas Blendy, *Mayor's Office of Government Relations*