



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	May 29, 2026
SUBJECT	25-0176 • Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street

Position: Without Recommendation

BACKGROUND

Section 5-503(b)(5) of the Baltimore City Zoning Code (Article 32) requires the Department to submit a report on legislative authorizations pertaining to variances, conditional uses, map amendments, master plans, areas of special sign control, and planned unit developments.

The Department's primary roles in the property development process are to manage the use of public right of way, mitigate impacts to traffic operations, and protect vulnerable roadway users. These regulatory duties are routinely performed through existing mechanisms such as the Site Plan Review Committee, Traffic Impact Studies, and Developer's Agreements.

RECOMMENDATION

This report serves to fulfill Zoning Code requirements and confirms that the Department is not opposed to the advancement of the proposed legislation. As such, the Department provides no recommendation on the Council Bill and defers to the findings of the Planning Commission.