



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	June 7, 2024
SUBJECT	24-0514 Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-7 Zoning District - Variances - 3040 Barclay Street

The Honorable President and
Members of the City Council
City Hall, Room 400

6/7/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0514 Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-7 Zoning District - Variances - 3040 Barclay Street for the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the property known as 3040 Barclay Street (Block 357A8, Lot 033), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0514 would permit, subject to certain conditions, the conversion of a single-family dwelling unit known as 3040 Barclay Street to 2 dwelling units while granting variances from certain bulk regulations (lot area size) and off-street parking requirements in the R-7 Zoning District. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of May 10th, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of a single-family dwelling unit into 2 dwelling units within the R-7 Zoning District was allowed and would not endanger public health, safety, or welfare. The Commission also noted that as the basement already exists as a semi-

independent dwelling unit with separate entrances and a kitchen, approval of this conversion would codify the structure's historic use.

DHCD does not foresee any negative impacts resulting from the approval of this Bill as multiple unit conversions are not unique to the area, nor does the area have a history of competitive parking. The property is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. This Bill does not have an operational or fiscal impact on DHCD and the granting of this conditional use conversion may help increase rental housing opportunities within the Abell neighborhood and surrounding communities.

Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0514.