



# MEMORANDUM

STEPHANIE  
RAWLINGS-BLAKE,  
Mayor

PAUL T. GRAZIANO,  
Executive Director, HABC  
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: December 7, 2012

Re: **City Council Bill 12-0145 – Zoning – Conditional Use Conversion of a 2-Family Dwelling Unit to a 3-Family Dwelling Unit in the R-8 Zoning District – 1427 McCulloh Street**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 12-0145, which was introduced for the purpose of permitting, subject to certain conditions, the conversion of a 2-family dwelling unit to a 3-family dwelling unit in the R-8 Zoning District on the property known as 1427 McCulloh Street, as outlined in red on the accompanying plat.

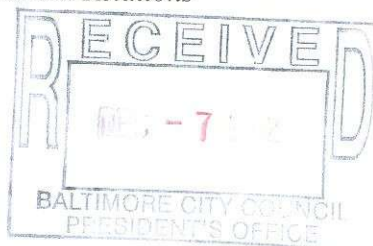
This bill, if adopted, would permit as a conditional use, the conversion of the property known as 1427 McCulloh Street from a 2-family dwelling unit use to a 3-family dwelling unit use. The subject property is located in Upton's Marble Hill Historic District, within the boundaries of the Madison Park Urban Renewal Plan and is zoned in an R-8 Residential Zoning District, and such a conditional use conversion may be achieved only via Ordinance. This bill is an appropriate vehicle to attempt to achieve such a conditional use conversion.

The subject property was formerly owned by the Housing Authority of Baltimore City (HABC) and when most recently occupied, was lawfully permitted for use of 2-family dwelling units on site. In 2011, the subject property, then and currently vacant, was conveyed from HABC to the Mayor and City Council and added to the inventory of HCD's properties for disposition under the Vacants to Value program. The petitioner, Oak Pointe Associates, LLC, is currently under contract—a Land Disposition Agreement (LDA)—to purchase this property from the Land Resources Division of HCD but has not yet closed on the property; the conditional use sought by this legislation is permitted under the LDA.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 12-0145.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Ms. Kaliope Parthemos, *Deputy Mayor*



*Woolly*