


MEMORANDUM

DATE: September 16, 2019
TO: Land Use and Transportation Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Support
SUBJECT: Council Bill 19-0415 – Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1700 West Franklin Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0415, 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 1700 West Franklin Street (Block 0121, Lot 069), and granting variances from certain bulk (lot area) and off-street parking regulations.

PURPOSE

The property is a single-family dwelling unit and the intent of the applicant is to change the single-family dwelling unit to two dwelling units which requires action by the City Council.

BRIEF HISTORY

The property was built in the 1900's and located in the Harlem Park neighbor of West Baltimore. The owner seeks to convert the property into two dwelling units to maximize the income potential of the property and offer additional housing options in the neighborhood beyond what a single-family dwelling would allow.

FISCAL IMPACT

None

AGENCY POSITION

BDC has no objection to Bill 19-0415.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at kclark@baltimoredevelopment.com.

cc: Nicholas Blendy

[DG]