



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## 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: February 26, 2020

Re: **City Council Bill 19-0462 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variance - 2112 Saint Paul Street**

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The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0462 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 2112 Saint Paul Street (Block 3810, Lot 030) and granting a variance from certain off-street parking requirements.

If enacted, this legislation would allow the petitioner to use the existing structure as three dwelling-units, each a 1-bedroom unit on each floor of the structure.

At its regular meeting of December 12, 2019, the Planning Commission concurred with the recommendation of its Departmental staff and recommended that City Council Bill 19-0462 be passed by the City Council. The Planning Commission found that approving use as a three-family multi-family dwelling would allow for the preservation of a piece of the community's historic fabric while responding to more contemporary, smaller scale residential needs in this location. The establishment of three dwelling units would not be determinantal to public health, safety, or welfare and may advance the public interest by creating affordable to moderate-income housing.

DHCD **supports** the passage of City Council Bill 19-0462.

MB:sm

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