



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner

Date: August 25, 2021

**Re: City Council Bill 21-0076 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variance - 1049 Brantley Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0076 for 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 1049 Brantley Avenue (Block 0115, Lot 069), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

If enacted, City Council Bill 21-0076 would allow for the conversion of the property located at 1049 Brantley Avenue to allow the applicant, Ronald Anderson, to expand the number of rental units that can be offered at this location by providing a one two-bedroom unit on the first floor, and one four-bedroom unit on the second and third floors.

At its regular meeting of June 24, 2021, the Planning Commission concurred with the recommendation of its Departmental staff to add a variance of off-street parking regulations to this bill, but did not concur with the recommendation of its Departmental staff to add a variance of conversion standards for Residential Conversions. The Commission recommended that City Council Bill 21-0076 be amended to add a variance of off-street parking regulations and be passed by the City Council.

The property at 1049 Brantley Avenue is currently vacant and was previously used for single-family residential. Approval of the proposed use as a multi-family dwelling and the planned abatement of the vacant building notice will return the property back to productive re-use and may expand affordable housing choices for area residents.

The site is located in close proximity to a Community Development Zone in which DHCD has identified a number of viable partners to help generate both investment and re-activation of the Harlem Park community. The property is also in proximity to a number of DHCD Development Division projects and the conversion should be considered in the context of other actions generating both investment in and re-activation of significant parts of West Baltimore. Two blocks east of this property is the Upton Gateway project, which is renovating 38 vacant row-houses in the 800 blocks of Harlem and Edmondson Avenues.



DHCD **does not object** to the passage of City Council Bill 21-0076.

AK/sm

cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*