



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: November 7, 2023

Re: City Council Bill 23-0366 Zoning - Conditional Use of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 2001 Boone Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0366 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 2001 Boone Street (Block 4017, Lot 048), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 23-0366 would allow the applicant to convert the existing single-family dwelling located at 2001 Boone Street into 2 dwelling units, including the creation of a 2-bedroom dwelling unit on the first floor and basement levels of the existing structure, and a 3-bedroom dwelling unit on the second-floor level of the structure.

At its regular meeting of June 8, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be approved by the City Council. Planning staff noted in their report that the establishment, location, construction, maintenance and operation of a multi-family dwelling would not endanger public health, safety or welfare.

The property has an active vacant building notice, the owner would need to obtain a use and occupancy permit to utilize the property for the dwelling units under discussion. The conditional use conversion may provide for the re-use of the structure and expand residential rental opportunities for area residents. The property is located within DHCD's East Impact Investment Area and within a Community Development Zone. It is unlikely that the proposed multi-family use would impair present or future development. The conditional use conversion may spur additional investment in and around the East Baltimore Midway.

DHCD **supports** the passage of City Council Bill 23-0366.

AK/sm

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

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner

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