



MEMORANDUM

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

From: Michael Braverman, Housing Commissioner 

Date: August 8, 2019

Re: **City Council Bill 19-0370: Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1326 West Pratt Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0370, 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 1326 West Pratt Street (Block 0248, Lot 030), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area) and off-street parking regulations.

If enacted, this bill would allow the use of 1326 as a multi-family dwelling with two dwelling units. The Planning Commission and Departmental staff found that compliance with the strict letter of the Zoning Code would create significant practical difficulties, given the shape of the structure. Planning recommended approval of the bill.

DHCD has no objection to City Council Bill 19-0370.

MB:td

Cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*
Mr. Nicholas Blendy, *Mayor's Office of Government Relations*
Mr. Eric Tiso, *Department of Planning*