
CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Kathleen Byrne, *Acting Executive Director*

January 18, 2022

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: CC Bill #21-0185 Zoning-Conditional Use Conversion of Single-Family Dwelling Unit to 8 Dwelling Units in the R-8 Zoning District- Variances- 2044 Walbrook Avenue

Ladies and Gentlemen:

City Council Bill No. 21-0185 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 21-0185 is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 8 dwelling units in the R-8 Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023); and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements. The BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

Kathleen Byrne

Kathleen E. Byrne
Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference

