



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: February 23, 2022

Re: City Council Bill 21-0171 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District – Variance – 811 Chauncey Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0171 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 811 Chauncey Avenue (Block 3463A, Lot 013C), as outlined in red on the accompanying plat; and granting a variance from bulk (lot area) requirements

If enacted, City Council Bill 21-0171 would allow for the conversion of the property located at 811 Chauncey Avenue to allow the applicant to expand the number of rental units that can be offered at this location by providing a three-bedroom unit consisting of the entire first and second floors of the property and a one-bedroom unit in the basement.

At its regular meeting of December 16, 2021, the Planning Commission did not concur with the recommendation of its Departmental staff, whom recommended disapproval and instead recommended approval with the required variance and recommended that City Council Bill 21-0171 be passed by the City Council.

The property at 811 Chauncey Avenue does not fall within any of DHCD's Impact Investment Areas or Community Development Zones. The property is currently used for single-family residential. Approval of the proposed use as a multi-family dwelling may expand affordable housing choices for area residents.

DHCD **does not object** to the passage of City Council Bill 21-0171.

AK/sm

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

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

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