



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: March 17, 2022

**Re: City Council 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**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0185 for the purpose of permitting, 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), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements.

If enacted, City Council Bill 21-0185 would allow for the conversion of the property located at 2044 Walbrook Avenue to allow the applicant to expand the number of rental units that can be offered at this location by providing two-one bedroom dwelling units on each floor and two one-bedroom dwelling units in the basement, totaling 8 units altogether.

At its regular meeting of February 10, 2022, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended and approved by the City Council. Planning's amendments recommended decreasing the number of units from 8 to 6 and prohibiting the use of the basement for dwelling units, among other recommendations. Planning staff noted in their report that conversion to a multi-family dwelling would not be detrimental to or endanger public health, safety or welfare.

The property at 2044 Walbrook Avenue is presently a vacant residentially zoned property that is located just a few blocks away from DHCD's West Impact Investment Area. The conversion to a multi-family dwelling and subsequent abatement of the vacant building notice would support the productive reuse of this property and may expand affordable housing choices for area residents.

DHCD **does not object** to the passage of City Council Bill 21-0185.

AK/sm

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

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