



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: August 9, 2022

Re: City Council Bill 22-0203 Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units in the R-8 Zoning District - 2223 Callow Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0203 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 2223 Callow Avenue (Block 3446, Lot 64), as outlined in red on the accompanying plat.

If enacted, City Council Bill 22-0203 would allow for the conversion of the property located at 2223 Callow Avenue to allow the applicant to expand the number of rental units that can be offered at this location by using the existing structure as two dwelling units: a four-bedroom unit consisting of the entire first, second and third floors of the original rowhouse; and a one-bedroom unit in the basement.

At its regular meeting of April 28, 2022, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be passed by the City Council. 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 2223 Callow Avenue is a recently rehabbed vacant property. The conversion to a multi-family dwelling may expand housing choices for area residents.

DHCD **does not object** to the passage of City Council Bill 22-0203.

AK/sm

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

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

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