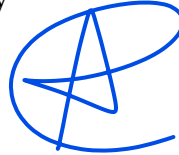




MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner



Date: December 13, 2022

Re: City Council Bill 22-0227 Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwellings Units in the R-8 Zoning District - 43-45 South Carey Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0227 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 43-45 South Carey Street (Block 223, Lot 025), as outlined in red on the accompanying plat.

If enacted, City Council Bill 22-0227 would allow for the conversion of the property located at 43-45 South Carey Street 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 consisting of two three-bedroom dwellings on the upper level, with off-street parking for residents on the lower street level.

At its regular meeting of July 21, 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 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 43-45 South Carey Street is located adjacent to a DHCD Community Development Zone and within a Streamlined Enforcement Area. 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 22-0227.

AK/sm

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

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

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