



## 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 28, 2023

**Re: City Council Bill 22-0289 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - 867 Hollins Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0289 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling into 3 dwelling units in the R-8 Zoning District on the property known as 867 Hollins Street (Block 0237, Lot 039), as outlined in red on the accompanying plat.

If enacted, City Council Bill 22-0289 would allow for the conversion of the property located at 867 Hollins 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 three dwelling units; two one-bedroom dwellings on the two levels of the front of the building; and one two-bedroom dwelling on the balance of the building in the back.

At its regular meeting of November 17, 2022, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be 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 867 Hollins Street is located in the Southwest Impact Investment Area and in close proximity to a Community Development Zone in which several blocks have been cleared for redevelopment one block north of this property, along West Baltimore Street and West Fayette Street. The property is also located within a Streamlined Code Enforcement Area. The conversion to a multi-family dwelling may support the goal of expanding housing choices for Baltimore residents, particularly in the Hollins Roundhouse and Hollins Market communities.

DHCD supports the passage of City Council Bill 22-0289 and respectfully requests a favorable report .

AK/sm

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

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

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