




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	May 2, 2024
SUBJECT	24-0501 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1833 West Lexington Street

The Honorable President and
Members of the City Council
City Hall, Room 400

5/2/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0501 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1833 West Lexington Street 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 1833 West Lexington Street (Block 0178, Lot 017), as outlined in red on the accompanying plat; granting certain variances from off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0501 would permit the conversion of the single-family dwelling unit located at 1833 West Lexington Street, to 2 dwelling units in the R-8 Zoning District and grant a variance from off-street parking requirements. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of April 18, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. Planning staff found that the continuation of two dwelling units in this property will not have a significant impact on the public health, safety, or welfare of the community.

The conversion of a single-family dwelling unit into 2 dwelling units within the R-8 Zoning District is a permissible use, subject to an Ordinance of the Mayor and City Council. The subject property has historically been used as two dwelling units. In 2008 a prior owner of the property was issued a permit to change the use to a single-family dwelling, however, the work was never undertaken and the property has remained comprised of 2 dwelling units. The approval of this Ordinance would restore the multi-family use authorization, bringing the property into compliance.

DHCD does not foresee any negative impacts resulting from the approval of this bill as the property has existed as two dwelling units for many years and has the approval of the Franklin Square Community Association. The granting of this conditional use conversion would legalize its current status while creating no practical change in its use. The property is not located within any of DHCD's Community Development Zones or Streamlined Code Enforcement Areas but is located within the Southwest Impact Investment Area. This Bill does not have an operational or fiscal impact on DHCD and the granting of this conditional use conversion may help maintain rental housing opportunities within the Franklin Square Community.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0501.