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TO	The Honorable President and Members of the Baltimore City Council
FROM	Corren Johnson, Director – Department of Transportation
DATE	July 2, 2024
SUBJECT	24-0548 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances 2035 McCulloh Street

Position: No Objection

Introduction

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2035 McCulloh Street (Block 0316, Lot 022), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

DOT Analysis

Council Bill 24-0548 would allow for the single-family property at 2035 McCulloh Street to house three dwelling units. The property is situated near Eutaw Street and North Avenue, two corridors which host high-frequency transit lines. The surrounding area has historically faced property vacancy issues. Supporting efforts to redevelop properties may contribute to the long-term recovery of this and many similar areas throughout the City. The Department will work with the property owner to address changing needs associated with redevelopment, as needed.

Conclusion

The Department projects no fiscal or operational impact and has no objection to the advancement of Council Bill 24-0548.