



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

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| TO | The Honorable President and Members of the Baltimore City Council |
| FROM | Alice Kennedy, Housing Commissioner |
| DATE | July 23 rd , 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 |

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

7/23/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 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 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.

If enacted, City Council Bill 24-0548 would grant a conditional use conversion of a single-family dwelling unit to 3 dwelling units with variances from off-street parking requirements for the property known as 2035 McCulloh Street. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of July 11, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of a single-family dwelling unit into 3 dwelling units within the R-8 Zoning District would not endanger public health, safety, or welfare. The Commission also found that the public interest would be served through the renovation of a vacant home and its return to productive use.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas or Community Development Zones but does fall within the West Impact Investment Area. We have undertaken several receivership cases on the 2000 and 2100 blocks of McCulloh Street with multiple properties now sold by OHAAT and under active work permits with their new owners. The redevelopment of 2035 McCulloh would further those efforts at revitalization already under way. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use conversion may help increase rental housing opportunities within the Druid Heights neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0548.