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CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

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July 22, 2024

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**Re: CC Bill #24-0571- Zoning- Conditional Use Conversion of a Single-Family Dwelling  
Unit to 2 Dwelling Units in the R-8 Zoning District- Variances  
730 East Preston Street**

Ladies and Gentlemen:

City Council Bill No. 24-0571 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 24-0571 is to permit 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 730 East Preston Street (Block 1142B, Lot 028); and to grant variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and to provide for a special effective date. BMZA defers its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference

