




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	September 10, 2024
SUBJECT	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

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

09/10/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council 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 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 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0571 would grant a conditional use conversion of a single-family dwelling unit to 2 dwelling units with variances from certain bulk regulations including, lot area size, gross floor area per unit type and off-street parking requirements for the property located at 730 East Preston Street. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of August 22, 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 2 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 Johnston Square Impact Investment Area. Our agency is currently in the final stages of conveying this City owned property to ReBUILD Metro, as it is a part of their Land Disposition Agreement for redeveloping blighted properties within the Johnston Square neighborhood. 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 Johnston Square neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0571.