




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	October 8, 2024
SUBJECT	24-0579 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 523 North Calhoun Street

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

10/8/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0579 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 523 North Calhoun 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 523 North Calhoun Street (Block 0125, Lot 043), 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 24-0579 would grant a conditional use conversion of a single-family dwelling unit to 2 dwelling units with a variance from off-street parking requirements for the property located at 532 North Calhoun Street. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of September 13, 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, Community Development Zones or Impact Investment Areas. 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 Harlem Park neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0579.