




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	November 12, 2024
SUBJECT	24-0600 - Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2106 McCulloh Street

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

11/12/2024

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0600 Zoning - Conditional Use of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2106 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 2106 McCulloh Street (Block 0309, Lot 005), as outlined in red on the accompanying plat; and granting a variance from off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0600 would permit the conversion of a certain single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2106 McCulloh Street, while granting a variance for off-street parking requirements. If approved, this Bill will take effect on the day of its enactment.

DHCD Analysis

At its regular meeting of November 7, 2024, the Planning Commission concurred with the recommendations of 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 multiple vacant homes and their return to productive use.

This Bill does not have an operational or fiscal impact on DHCD and the property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas but does fall within a Community Development Zone and the West Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill as the rezoning could facilitate returning a vacant structure to productive use while increasing housing opportunities for the Druid Heights neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0600.