


F R O M	Name & Title	William M. Johnson, Director	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Transportation 417 E. Fayette St,		
	Subject	City Council Bill #15-0496 / Zoning – Conditional Use Conversion of a Single-Family Dwelling to a 2-Family Dwelling Unit in the R-8 Zoning District – 1301 North Broadway		

May 7, 2014

The Honorable President and Members of the City Council
c/o Natawna Austin, Executive Secretary
City Hall, Room 400

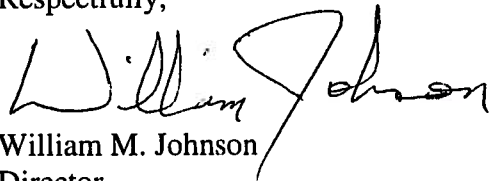
The Department of Transportation (DOT) is pleased to report on City Council Bill #15-0496 / Zoning – Conditional Use Conversion of a Single-Family Dwelling to a 2-Family Dwelling Unit in the R-8 Zoning District – 1301 North Broadway, which would allow the conversion of a single-family unit into a 2-family dwelling unit as well as grant a variance from certain off-street parking requirements.

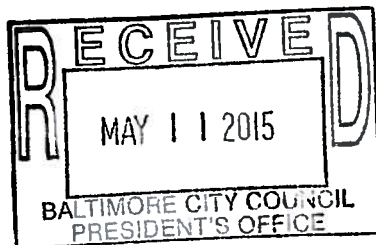
The property is located on the western border (Broadway) of the Broadway East Urban Renewal Area. Petitioners for this property are seeking to place a café and a dwelling unit in the existing structure, and have already obtained Board of Municipal and Zoning Appeals (BMZA) approval. However, provisions of the Zoning Code could not have the BMZA approve two dwellings in the structure because of a partially vacant status. This bill seeks to address that prohibition.

DOT has no objections to this legislation, which is expected to encourage the re-use of what has been a structure in need of extensive restoration work in such a way that does not present any pressing transportation-related issues or concerns and that will not create any new or increased impacts on the surrounding community.

Thank you for this opportunity to comment.

Respectfully,


William M. Johnson
Director



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