

FROM	NAME & TITLE	William M. Johnson, Director
	AGENCY NAME & ADDRESS	Department of Transportation-Planning 417 E Fayette Street, 5 th Floor
	SUBJECT	15-0508 City Council Bill #15-0508 / Zoning – Conditional Use Conversion of a Single-Family Dwelling to a 2-Family Dwelling Unit in the R-8 Zoning District – 1806 West Baltimore St.

CITY OF
BALTIMORE

MEMO



TO

DATE: July 1, 2015

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 #15-0508 / Zoning – Conditional Use Conversion of a Single-Family Dwelling to a 2-Family Dwelling Unit in the R-8 Zoning District – 1806 West Baltimore Street, which would allow the conversion of a single-family unit into a 2-family dwelling unit as well as grant variances from certain lot area size and certain off-street parking requirements.

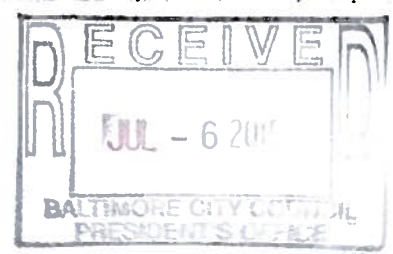
The property is located west of the Franklin Square Urban Renewal Plan area in a predominately residential area. The area has scattered uses such as religious institutions, schools, and small commercial uses. One block west of the property is the Bon Secours Hospital complex; the hospital is making contributions to revitalizing the surrounding area which includes this property. The Operation Reach Out Southwest (OROSW) Strategic Neighborhood Action Plan covering this property was adopted in 2002.

DOT has no objections to this legislation, which would allow the petitioner to renovate the existing structure into two dwelling units, providing a new life for this original building. Adaptive re-use as a two-family dwelling would allow for the preservation of part of Baltimore’s historic architectural fabric while offering more affordable housing options to people living in the area near Bon Secours Hospital. We believe the project does not present any pressing transportation-related issues or concerns and will not create any new or increased impacts on the surrounding community.

Thank you for this opportunity to comment.

Respectfully,

William M. Johnson
William M. Johnson
Director



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To help grow Baltimore by 10,000 families in 10 years, we provide a safe and sustainable multi-modal transportation system