



MEMORANDUM

DATE: November 14, 2019
TO: Land Use Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Objection
SUBJECT: City Council Bill No. 19-0462 - Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variance – 2112 Saint Paul Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0462 introduced by Councilmember Stokes at the request of 2112 Saint Paul St., LLC c/o Kash Akhtar.

PURPOSE

The purpose of this Bill is to permit, 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 2112 Saint Paul Street (Block 3810, Lot 030); and granting a variance from certain off-street parking regulations.

BRIEF HISTORY

The property is currently zoned as a single-family dwelling and the owner would like to convert the property to three dwelling units. The off-street parking requirements in an R-8 District are one per dwelling unit. This particular lot is limited in its accommodation of three **off-street** parking spaces, thus requiring a variance.

It is important to note the existence of a surface parking lot immediately adjacent to the rear of the property.

FISCAL IMPACT

None

AGENCY POSITION

The BDC has no objection to the approval of City Council Bill #19-0462.

If you have any questions, please do not hesitate to contact Kim Clark at KClark@baltimoredevelopment.com and 410-837-9305.

cc: Nicholas Blendy

[CM]