




MEMORANDUM

DATE: June 29, 2020
TO: Land Use and Transportation Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Objection
SUBJECT: 20-0525: Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 316 East 21st Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 20-0525 introduced by Councilmember Stokes and Councilmember Cohen at the request of Barclay, LLC.

PURPOSE

The purpose of this Bill is to permit, 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 316 East 21st Street (Block 3813, Lot 056); and granting a variance from certain bulk regulations (lot area size).

BRIEF HISTORY

The property is currently vacant but is zoned as a single-family dwelling and the owner would like to convert the property to two dwelling units. The minimum lot size requirements in an R-8 District for two dwelling units is 1,500 square feet. The lot size for this particular property is 1,125 square feet, thus requiring a variance.

FISCAL IMPACT

None

AGENCY POSITION

The BDC has no objection to the approval of City Council Bill #20-0525.

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

cc: Nicholas Blendy

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