




BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: July 7, 2020

**Re: City Council Bill 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 21<sup>st</sup> Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0525 for the purpose of permitting, 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).

At its regular meeting of May 28, 2020, the Planning Commission concurred with the recommendations of its Departmental staff and recommended approval of City Council Bill 20-0525.

If enacted, Council Bill 20-0525 would allow the petitioner to use the existing structure as two dwelling units, each a 2 bedroom, by using all floors including the basement. The use as a two-family, multi-family dwelling unit would respond to the growing need for smaller-scale residential options in a community that has recently seen considerable redevelopment and revitalization activity on several blocks in vicinity to the property.

DHCD **supports** the passage of City Council Bill 20-0525.

MB:sm

cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*