



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: August 10, 2020

Re: **City Council Bill 20-0541 Zoning – Conditional Use Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 1711 Guilford Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0541 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 1711 Guilford Ave (Block 1103, Lot 006).

If enacted, Council Bill 20-0541 would allow for the conditional use conversion of 1711 Guilford Ave from one dwelling unit to 2 dwelling units. By utilizing the existing structure as 2 dwelling units, one 1-bedroom unit and a 3-bedroom unit, the applicant will provide additional smaller-scale housing options in the Greenmount West community.

At its regular meeting of July 9, 2020, the Planning Commission concurred with the recommendations of its Departmental staff and recommended approval of City Council Bill 20-0541. This community has recently experienced considerable redevelopment and revitalization activity associated with the development of new and rehabilitated housing on several blocks in the vicinity.

DHCD **supports** the passage of City Council Bill 20-0541.

MB:sm

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