



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner *ak*

Date: February 4, 2021

Re: City Council Bill 21-0005 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 810 Argonne Drive

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0005 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat; providing for a special effective date; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements.

If enacted, City Council Bill 21-0005 would allow for the conditional use conversion of the property located at 810 Argonne Drive to allow the applicant, 810 Argonne, LLC., to expand the number of rental units that can be offered at this location by providing a one-bedroom dwelling unit on each floor. Additionally, the legislation would grant variances from certain bulk regulations, gross area per unit type regulations and off-street parking requirements.

At its regular meeting of January 15, 2021, the Planning Commission concurred with the recommendations of its Planning staff, and recommended adopting staff's findings and approving City Council Bill 21-0005.

Planning staff noted in their report that the property was rezoned from R-6 to R-7 during the Transform Baltimore Comprehensive rezoning and that the property had been previously converted to multi-family under a former owner.

Approval of the proposed use as a multi-family dwelling would not affect the existing character of the neighborhood and may expand housing choices for area residents.

DHCD **does not object** to the passage of City Council Bill 21-0005.

AK/sm

cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*