



## MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: October 7, 2021

### **Re: City Council Bill 21-0111 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 2312 Eutaw Place**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0111 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2312 Eutaw Place (Block 3424, Lot 027), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

If enacted, City Council Bill 21-0111 would allow for the conditional use conversion of the property located at 2312 Eutaw Place to allow the applicant, Dr. Marilyn Francis Walker to expand the number of rental units that can be offered at this location by converting a single-family dwelling unit to 3 dwelling units.

At its regular meeting of August 5, 2021, the Planning Commission concurred with the recommendations of its Planning staff, whom recommended an amendment to delete a variance of bulk regulations, and recommended approval of City Council Bill 21-0111.

The subject property is located 2 blocks to the East of DHCD's "West Impact Investment Area" which is composed of the neighborhoods of Upton, Druid Heights and Penn North along the spine of Pennsylvania Avenue. The area is endowed with stunning architecture and history and is the heart of Baltimore's African-American community. To the Southeast of the property is the Madison Park North Revitalization, a significant Development Division project which will bring 120 townhomes with homeownership opportunities to a now vacant site.

Approval of the proposed use as a multi-family dwelling could create affordable housing options for residents and prompt further reactivation of West Baltimore. 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 21-0111.

AK/sm

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

**Brandon M. Scott**, Mayor • **Alice Kennedy**, Acting Housing Commissioner

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