



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 21-0098 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 5 Dwelling Units in the R-8 Zoning District - Variances - 1100 West Lafayette Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0098 for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 5 dwelling units in the R-8 Zoning District on the property known as 1100 W. Lafayette Avenue (Block 0079, Lot 001), as shown on the accompanying plat with the lot number circled.

If enacted, City Council Bill 21-0098 would allow for the conditional use conversion of the property located at 1100 West Lafayette Avenue to allow the applicant, Howard Folkes, to expand the number of rental units that can be offered at this location by converting a single-family dwelling unit to 5 dwelling units.

At its regular meeting of August 26, 2021, the Planning Commission concurred with the recommendations of its Planning staff, whom recommended an amendment to delete a variance, and recommended approval of City Council Bill 21-0098.

The subject property is located one block to the West 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.

The property is currently subject to a vacant building notice. Approval of the proposed use as a multi-family dwelling and the subsequent renovation and re-use of the property could create additional 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 21-0098.

AK/sm

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

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

417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov