

## J.R. Woolman, LLC

### MEMORANDUM

**To:** Chairperson Middleton and Members of  
The Baltimore City Council Economic and Community Development Committee

**Cc:** Martin French

**From:** Joe Woolman

**Date:** 6-16-22

**RE:** **City Council Bill 22-0188 -Rezoning - 3101-3113 Eastern Avenue**

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Chairperson Green Middleton and Members of the Committee:

The purpose of this memorandum is to provide you a brief outline of the justification for the rezoning proposed in the above referenced legislation. This is not intended to be an exhaustive legal analysis nor are we looking to substitute this memo for the Staff Report submitted by the Department of Planning or the Memorandum from the Planning Commission. Rather, we offer the following information as it pertains to the “Change-Mistake Analysis” required for rezoning under Maryland Law and various zoning classifications under The Zoning Code for Baltimore City.

#### Change in the Character of the Neighborhood

In the five (5) years since the last comprehensive zoning, the neighborhood has experienced significant change as an ever evolving “Main Commercial Corridor” and the subject property is located along a Main Streets Business District. Recent and current projects, including mixed-use and multi-family redevelopment have also contributed to the changes in the character of the neighborhood.

#### Mistake in the Existing Zoning Classification

The property was zoned R-8 per §9-204 of The Zoning Code for Baltimore City (ZCBC) in June, 2017. R-8 is a “Rowhouse Residential District” that permits NO commercial uses by right. It was a mistake to designate a large site along a main commercial corridor as a rowhouse district property.

### Proposed C-1 Zoning Classification

§10-201 of the ZCBC defines C-1 as a “Neighborhood Commercial District” which is “intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood”. The subject project includes commercial uses and the owner anticipates challenges in attracting tenants in a challenging business climate. C-1 provides a wide variety of commercial uses by right and conditional use including at least Four (4) uses that are NOT permitted in an R-8 district.

Finally, the Committee will be glad to learn the owners have conducted significant Community outreach regarding the legislation and have garnered letters of support from The Highlandtown Community Association, The Canton Community Association and The Southeast Community Development Corporation all of whom support the rezoning of the property.

Thank you for your consideration of this memorandum. - JW