



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director <i>Laura Larsen</i>
DATE	April 9 th , 2025 <i>April 9th</i>
SUBJECT	City Council Bill 25-0017 Rezoning – 3439-3549 Keswick Road – Odd Side

Position: Defers to Planning

The Department of Finance is herein reporting on City Council Bill 25-0017, Rezoning – 3439-3549 Keswick Road – Odd Side, the purpose of which is changing the zoning for the properties known as 3430-3549 on the odd side of Keswick Road (Block and Lot numbers listed below), as outlined in red on the accompanying plat, from the C-1 Zoning District to the R-7 Zoning District; and providing for a special effective date.

Background

City Council Bill 25-0017 changes the zoning of 32 properties from a commercial district (C-1) to residential (R-7). This analysis compares these two zoning categories, which serve different purposes and have distinct regulations. The table below summarizes major changes between these zoning categories.

	C-1 (Commercial District)	R-7 (Residential District)
Purpose & Usage	Neighborhood-scale commercial development; commonly small businesses, offices, & retail stores.	Medium to high-density residential development; includes multi-family dwellings, apartments, & townhomes.
Building Density Regulations	Allows for mixed-use development (businesses on ground floor with residential units above).	Primarily residential with limits on commercial activities.
Height & Setback Requirements	Permits taller buildings & reduced setback requirements.	Stricter height & setback restrictions to limit density.
Permitted Uses	Retail stores, offices, restaurants, & service-based businesses	Single-family homes, duplexes, apartments, & small community facilities.

The proposed change aims to develop additional residential units. This change is not anticipated to have a significant impact on property tax revenues.

Conclusion

For the reasons stated above, the Department of Finance defers to the Planning Department for City Council Bill 25-0017.

cc: Michael Mocksten
Nina Themelis