



## 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: June 16, 2021

**Re: City Council Bill 21-0052 Rezoning - Block 6458, Lot 004 and Block PSC0, Lot 085**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0051 for the purpose of changing the zoning for the property known as Block 6458, Lot 004 and Block PSC0, Lot 085, as outlined in red on the accompanying plat, from the I-2 Zoning District to the R-8 Zoning District.

If enacted, City Council Bill 21-0052 would rezone the above-referenced properties from the I-2 Zoning District to the R-8 Zoning District and allow for the property to be consolidated with the adjacent parcel at 715 S. Haven Street and developed with 25 rowhouse dwelling units.

At its regular meeting of April 22, 2021, the Planning Commission concurred with the recommendations of its planning staff and recommended approval of City Council Bill 21-0052. Planning staff noted in their report that the City Council made a mistake in not also rezoning this site along with the adjacent 715 S. Haven Street parcel during the Transform Baltimore comprehensive rezoning in 2017.

Once the rezoning to R-8 is enacted the property owner intends to consolidate the two parcels for future development. This rezoning is in the public's interest because it will enable the development of additional housing. The rezoning to R-8 would be an appropriate way to encourage and facilitate productive reuse of these properties and expand housing choices for residents of Baltimore.

DHCD **supports** the passage of City Council Bill 21-0052.

AK/sm

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

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

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