



## 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: July 14, 2021

### **Re: City Council Bill 21-0065 Rezoning - 1103-1109 North Washington Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0065 for the purpose of changing the zoning for the property known as 1103-1109 North Washington Street (Block 1551, Lot 001), as outlined in red on the accompanying plat, from the R-8 Zoning District to the IMU-1 Zoning District.

If enacted, Council Bill 21-0065 would rezone the property located at 1103-1109 North Washington Street from the R-8 Zoning District to the IMU-1 Zoning District which would allow the applicant to continue to use the premises for furniture repair, refinishing and as a wood shop.

At its regular meeting of May 13, 2021, the Planning Commission concurred with the recommendations of its Planning Staff and recommended approval of the Bill. The legislation seeks to correct a mistake made during the comprehensive Transform Baltimore rezoning process where it failed to be rezoned from M-1-2 to I-MU in line with surrounding industrial properties. The property has been in continuous industrial use since the early 1900s. The rezoning to R-8 rendered the long existing light-industrial use non-conforming. The Bill would return the property to a legally conforming status of I-MU and allow the property to more appropriately match the zoning of surrounding industrial properties, as well as preserve the opportunity for future residential use.

The subject property is located adjacent to numerous DHCD owned vacant lots that have undergone acquisition and demolition through DHCD's Development Division in support of the ongoing major redevelopment taking place in the East Baltimore Development Initiative (EDBI) zone. The 88- acre EDBI site is galvanizing the revitalization of East Baltimore with 2,100 units of mixed affordable and market rate homeownership and rental housing in addition to 1.7 million square feet of life sciences research and office space, a community learning campus, a public elementary school and a new park.

The proposed rezoning is compatible with the planned residential uses and would not be detrimental to or endanger public health, safety, or welfare of the surrounding Middle East neighborhood.



DHCD **supports** the passage of City Council Bill 21-0065.

AK/sm/cb

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

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