



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner
DATE	November 12, 2024
SUBJECT	24-0580 Rezoning - 901 Aisquith Street

The Honorable President and
Members of the City Council
City Hall, Room 400

11/12/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0580 Rezoning - 901 Aisquith Street for the purpose of changing the zoning for the property known as 901 Aisquith Street (Block 1207, Lot 065), as outlined in red on the accompanying plat, from the R-8 Zoning District to the R-10 Zoning District.

If enacted, City Council Bill 24-0580 would rezone the property located at 901 Aisquith Street from the R-8 Zoning District to the R-10 Zoning District allowing for Multi-Family Residential use. If approved, this Ordinance will take effect the 30th day after the date it is enacted.

DHCD Analysis

At its regular meeting of September 12, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the property's current R-8 Zoning designation, which is primarily intended for rowhouse communities, would not be appropriate for the reuse of what was until June 2020, a large Catholic high school. The Commission found that as a larger structure, that is not a rowhouse, a R-10 Zoning designation, which is intended for High Density Residential Districts, would be more appropriate.

The Bill does not have an operational or fiscal impact on DHCD and the property is not located within any of DHCD's Community Development Zones or Streamlined Code Enforcement Areas but is located near two active redevelopment plans covered by the Perkins Somerset Oldtown Transformation Plan, and the Johnston Square Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use conversion may help increase housing opportunities within the neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0580.