

## MEMORANDUM

**DATE:** August 30, 2019  
**TO:** Land Use and Transportation Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** No Objection  
**RE:** City Council Bill 19-0421 – Rezoning – Rear Portions of 6240 and 6242 Bellona Avenue

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### INTRODUCTION

The Baltimore Development Corporation (BDC) has been asked to review and respond to City Council Bill 19-0421 introduced by Councilmember Henry.

### PURPOSE

The purpose of this Bill is to change the zoning for the rear portions of the properties known as 6240 and 6242 Bellona Avenue from the C-1-VC Zoning District to the R-1-E Zoning District.

### BRIEF HISTORY

6240 Bellona Avenue is a single family residential property adjacent to 6242 Bellona Avenue, a commercial property comprising of three businesses and a parking lot. Prior to TransForm Baltimore, both addresses and the parking lot were zoned R-1. During the Zoning Code update, the commercial property and adjacent parking were consolidated and subsequently rezoned C-1-VC, along with a portion of 6240 Bellona Avenue.

This Bill will restore the residential zoning classification to the entirety of the lot addressed 6240 Bellona Avenue, and will revert the parking lot portion of 6242 to a residential zoning classification.

### FISCAL IMPACT

None

### AGENCY POSITION

BDC finds **no objection** to City Council Bill #19-0421

If you have any questions, please do not hesitate to contact Kimberly Clark at 410-837-9305 or at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Nicholas Blendy

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