



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	March 21, 2025
SUBJECT	25-0023 Rezoning – 3200 Lily Avenue

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0023 Rezoning – 3200 Lily Avenue for the purpose of changing the zoning for the property known as 3200 Lily Avenue (Block 7566, Lot 035), as outlined in red on the accompanying plat, from the R-4 Zoning District to the I-1 Zoning District.

If enacted, City Council Bill 25-0023 would change the zoning for the property located at 3200 Lily Avenue from the R-4 Zoning District to the I-1 Zoning District. If approved, this Bill will take effect on the 30th day after its enactment.

SUMMARY OF POSITION

At its regular meeting of March 13th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the subject property was historically zoned for industrial use until the adoption of TransForm Baltimore in 2017, where it was rezoned as residential. They further noted that as the change was likely a mistake, this rezoning would function largely to bring the site's current use as a storage facility back into conformity with the Zoning Code while further cementing its alignment with the surrounding development patterns of the area.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas. This rezoning may benefit the Cherry Hill community by bringing an existing storage facility back into conforming use and furthering the appropriate development of the immediate area for industrial purposes.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.