



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner AK

Date: October 22, 2020

Re: City Council Bill 20-0595 Rezoning - 1103-1109 North Washington Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0595 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, City Council Bill 20-0595 would rezone the properties located at 1103-1109 North Washington Street from the R-8 Zoning District to the IMU-1 Zoning District. This legislation would enable the petitioner, 1103 North Washington Street, LLC, to continue to use the property as a furniture repair/refinishing shop, which is not currently a permitted use in the R-8 Zoning District.

At its regular meeting of September 11, 2020, the Planning Commission concurred with the recommendations of its Planning Staff who recommended approval of City Council Bill 20-0595. Planning Staff noted in their report that the property was rezoned from M-1-2 to R-8 during the Transform Baltimore Comprehensive rezoning process and that this rezoning was a mistake.

The site is within the East Baltimore Development Inc. (EDBI) redevelopment area. Nearby parcels to the South and West are pending residential development and this rezoning has the potential to offer previously prohibited and presently non-conforming uses to the growing residential community. The parcel also abuts several DHCD Development Division projects and Community Development Clusters. Additionally, demolition was recently completed on several properties in the vicinity and we believe that this rezoning may help facilitate the transformation of the Middle East/Eager Park neighbors and bring the above-mentioned property in line with surrounding properties with a similar industrial past.

DHCD **supports** the passage of City Council Bill 20-0595.

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cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*