



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 5th, 2025
SUBJECT	25-0017 Rezoning – 3439-3549 Keswick Road – Odd Side

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0017 Rezoning – 3439-3549 Keswick Road – Odd Side for the purpose of changing the zoning for the properties known as 3439-3549 on the odd side of Keswick Road (Block and Lot numbers listed below), as outlined in red on the accompanying plat, from the C-1 Zoning District to the R-7 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 25-0017 would rezone the properties known as 3439-3549 Keswick Road (further specified within the text of the Bill) from the C-1 Zoning District to the R-7 Zoning District. If approved, this Bill will take effect on the 30th day following its enactment.

SUMMARY OF POSITION

At its regular meeting of February 27, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that the existing uses in the area generally align with the proposed change from C-1 to R-7. Their report also noted that rezoning most of these properties would better align the area with the broader zoning code and the recently adopted land use map, while having little impact on the City as a whole. The Commission's only exception pertained to the property located at 3439 Keswick Road, currently developed as a church, which they felt should remain zoned C-1.

The properties in reference are not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. This rezoning may help retain the character of the Hampden community while a portion of the referenced properties are redeveloped following the fire of October 2024.

FISCAL IMPACT

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

AMENDMENTS

DHCD agrees with the suggested amendment from the Planning Commission to exclude all property owned by First Free M E Church (primary address 3439 Keswick Road) from this rezoning effort.