



## MEMORANDUM

**DATE:** March 25, 2021  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Support  
**SUBJECT:** City Council Bill No. 21-0045  
Rezoning – Block 0453, Lot 013, Ward 09, Section 020

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 21-0045 introduced by Councilmember Ramos at the request of Robert Edwards, c/o Jason Williams, Rosenberg Martin Greenberg, LLP.

### **PURPOSE**

The purpose of this Bill is to change the zoning for the property at Block 4053, Lot 013, Ward 09, and Section 020 from the O-S Zoning District to the R-7 Zoning District, and providing for a special effective date.

### **BRIEF HISTORY**

The property in question is currently vacant land zoned Open Space along the 33<sup>rd</sup> Street corridor. The adjacent properties are currently zoned R-7 and the property owner proposes to redevelop the parcel into residential units, thus requiring a zoning change. The development of the land for residential use is consistent with the surrounding residential rowhouse properties and will support nearby commercial businesses. Though zoned as open space, this particular space is not utilized for any public purpose and the conversion to R-7 will not deprive the community of an existing recreational asset.

### **FISCAL IMPACT**

None

### **AGENCY POSITION**

BDC supports City Council Bill No. 21-0045.

If you have any questions, please contact Kim Clark at [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com) and 410-837-9305.

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