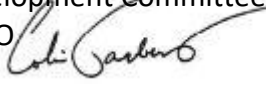




MEMORANDUM

DATE: January 26, 2022
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Favorable
SUBJECT: City Council Bill No. 21-0166
Rezoning – Block 3635, Lot 055

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 21-0166 introduced by Councilmember Stokes at the request of 2507 N. Howard St, LLC.

PURPOSE

This bill proposes the rezoning of the property known as Block 3635, Lot 055 from the C-4 Zoning District to the C-1 Zoning District. The applicant believes that doing so will enable uses of this property that better conform with the character of the surrounding area.

BRIEF HISTORY

This property was originally zoned C-4 to accommodate auto-oriented uses associated with Anderson Honda, which vacated and sold the site many years ago. While the other properties previously owned by Anderson were zoned C-1 under the last comprehensive rezoning, this one was not and remains a surface parking lot. This rezoning will allow for the elimination of the surface parking lot and construction of additional townhomes in the neighborhood, which are permitted under C-1, but not allowed in C-4.

FISCAL IMPACT [to BDC]

None

AGENCY POSITION

The Baltimore Development Corporation respectfully requests a **favorable** report on City Council Bill No. 21-0166. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Sophia Gebrehiwot, Mayor's Office of Government Relations

[RT]

