




BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

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

From: Michael Braverman, Housing Commissioner 

Date: June 26, 2020

Re: City Council Bill 20-0512 Rezoning – 1301 East Fort Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0512 for the purpose of changing the zoning for the property known as 1301 East Fort Avenue (Block 2034A, Lot 001), from the I-1 Zoning District to the R-8 Zoning District; and providing for a special effective date.

At its regular meeting of May 7, 2020, the Planning Commission concurred with the recommendations of its Departmental staff and recommended approval of City Council Bill 20-0512.

If enacted, Council Bill 20-0512 would rezone 1301 East Fort Avenue from the I-1 Zoning District to the R-8 Zoning District, which will allow for the proposed reuse of an existing industrial site for a rowhouse redevelopment of approximately 111 rowhomes.

Given the recent redevelopment of industrial sites in close proximity to 1301 East Fort Avenue, a rezoning to R-8 is an appropriate rezoning to add to the mix of surrounding uses including; multi-family, retail and office space, in the Locust point neighborhood of Southwest Baltimore.

DHCD **supports** the passage of City Council Bill 20-0512.

MB:sm

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