



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner <i>Theo Nyongang Ouedji</i>
DATE	July 30, 2024
SUBJECT	24-0498 Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue

The Honorable President and
Members of the City Council
City Hall, Room 400

7/30/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0498 Rezoning - 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue for the purpose of changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 24-0498 would rezone the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue from the R-7 Zoning District to the R-8 Zoning District. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of April 18, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that while the referenced properties are currently zoned R-7, all homes within

the affected area are a rowhouse style built to the property line and meet the R-8 definition. The Commission also found that rezoning would make it easier for residents within the referenced area to make improvements to the exterior of their homes while potentially reducing variance requests and increasing the likelihood of approval in some cases.

This Bill does not have an operational or fiscal impact on DHCD and the property is not located within any of our agency's Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. DHCD does not foresee any negative impacts resulting from the approval of this Bill as its intended purpose is to "right-size" the zoning on an already existing track of housing in order to reduce its current degree of nonconformity.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0498.