


F R O M	NAME & TITLE	Corren Johnson, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Dept. of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 24-0478		

DATE: 2/7/2024

TO: Mayor Brandon Scott
TO: Economic and Community Development Committee

FROM: Department of Transportation
POSITION: **No Objection**
SUBJECT: Council Bill 24-0478

TITLE – Rezoning - 1214-1224 Hollins Street, 21-23 South Carey Street, and 14 South Stockton Street

PURPOSE – For the purpose of changing the zoning for the properties known as 1214-1224 Hollins Street (Block 0216, Lots 053-058), 21-23 South Carey Street (Block 0216, Lots 047-048), and 14 South Stockton Street (Block 0216, Lot 074), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date.

COMMENTS – The bill would rezone several lots in the R-8 Zoning District to the C-1 Zoning District. The R-8 Zoning District is constrained primarily to “urban rowhouse” development. The C-1 Zoning District covers smaller businesses that create a pedestrian-friendly environment, serves the local community, and integrates with nearby homes. The sites rezoned by this bill form are adjacent and located a block away from the Hollins Market. Allowing for alternative use of this mostly vacant space could spur on the development of additional commercial opportunities, thereby expanding the footprint of a small but vibrant commercial corridor. The applicant has planned for commercial and multi-family housing, which is conducive to the zoning change.

DOT POSTION – We foresee no direct operational or fiscal impact resulting from this legislation. Therefore, we have **no objection** the advancement of Council Bill 24-0478.

Please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207 if you have any questions or concerns.

Sincerely,

Corren Johnson, Director