



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: October 17, 2023

Re: City Council Bill 23-0394 Street Encroachment - 229 East Montgomery Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0394 for the purpose of permitting, subject to certain conditions, the construction and maintenance of a portion of a building, projecting into the public right-of-way on the east side of the property known as 229 East Montgomery Street; and providing for a special effective date.

If enacted, City Council Bill 23-0394 would allow the applicant to build a new 2nd floor side addition over the sidewalk on the building located at 229 East Montgomery Street in the Federal Hill neighborhood. The subject property currently has active permits to perform interior and exterior work including; demolition, a new 2nd floor rear addition and side addition with a staircase to the new rooftop deck. All of the work must be completed per CHAP guidelines and all relevant City ordinances, rules, and regulations of the Building Code.

City Council Bill 23-0394 would permit the construction at 229 East Montgomery Street to permanently encroach on the public right of way. The planned encroachment is a minor projection into the public right-of-way and would not interfere with any of DHCD's Development Plans or pose a threat to public safety or welfare.

DHCD does not object to the approval of the proposed encroachment. The subject property is not in close proximity to any of DHCD's Impact Investment Areas or Community Development Zones. The site is located in a NRHP District (National Register of Historic Places) and in the Federal Hill local Historic District (CHAP).

The Department of Housing and Community Development **does not object** to the passage of City Council Bill 23-0394 and respectfully requests a favorable report.

AK/sm

cc: Ms. Nina Themelis, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner

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