



## MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner



Date: July 14, 2021

### Re: City Council Bill 21-0012 Rezoning – 1214-1220 Hull Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21- 0012, for the purpose of changing the zoning for the property known as 1214-1220 Hull Street Block 1988B, Lot 019, as outlined in red on the accompanying plat, from the R-8 Zoning District to the O-R-1 Zoning District.

If enacted, Council Bill 21-0012 would rezone the property located at 1214-1220 Hull Street from the R-8 Zoning District to the O-R-1 Zoning District to allow the applicant to continue to use the property for office uses.

At its regular meeting of March 20, 2021, the Planning Commission did not concur with the recommendations of its Planning Staff, who recommended disapproval, and instead put forth their own findings of fact and recommended approval. The Planning Commission found that a mistake was made during the 2017 comprehensive rezoning and noted that the subject property has been used for non-residential purposes since the 1980's.

The proposed rezoning to Office-Residential O-R-1 is appropriate and in line with the surrounding mix of small-industrial, commercial and residential uses in the Locust Point Community.

DHCD has **no objection** to the passage of City Council Bill 21-0012.

AK/sm/cb

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