



MEMORANDUM

DATE: September 25, 2024
TO: Ways and Means Committee
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 24-0580

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0580 introduced by Councilmember Robert Stokes Sr.

PURPOSE

This bill proposes to change the underlying zoning category of the property known as 901 Aisquith Street from R-8 to R-10.

BRIEF HISTORY

R-8 neighborhoods are intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of Baltimore City's inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street. R-10 districts are intended for areas of significant density accommodated in concentrated high rise and rowhouse development environments. This zoning change is necessary because the allowable density based on the lot square footage permits 111 units under R-8 but the proposed development is 126 units.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0580. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Ty'lor Schnella, Mayor's Office of Government Relations

MJF