



UNION  
SQUARE  
ASSOCIATION

Councilman John Bullock  
Council District 9  
City of Baltimore  
100 Holliday Street  
Room 503  
Baltimore, MD 21202

February 9, 2022

Re: Letter Of Support For Zoning Change for 43 S Carey Street

Councilman Bullock:

We understand that DDAT Realty Management, LLC , has submitted a request to rezone the former Baltimore City Firehouse #10 located at 43 S Carey Street. The Union Square Association would like to express our support for the rezoning to C-1 for this property. Members of our community and staff from CHAP met with the owners and their team in December to discuss their plans for the property and our vision for the area. They were happy to learn that we too felt that this property should have first floor commercial space. The community feels that the previous change in zoning to R-8 was in error as this was a fire station and never intended as a solely residential building. In researching other former fire stations in the city, we have discovered nearly all are zoned either C-1 or C-2, except for the nearby former Baltimore City Firehouse #38 at 756 W Baltimore Street which was re-zoned BSC.

Union Square Association, Inc.  
PO Box 4496  
Baltimore, MD 21223  
[www.unionsquareassociation.org](http://www.unionsquareassociation.org)

It is our understanding that the owners wish to initially create two apartments on the second floor of the property and construct a rooftop terrace. This would be followed with the redevelopment of the first floor and the property's outdoor space into a commercial use approved by and in conjunction with the community. This would fit into the overall fabric of the block with Primo Chicken and Knockout Cuts By Kevin to the south and the former Lord Baltimore and BP gas stations to the north. We envision this block as a growing commercial edge to the Hollins Market Commercial District with Primo Chicken already thriving and the other three properties to be undergoing redevelopment in the near future. It would further serve to connect the Hollins Market Commercial District to the W Baltimore Street Commercial Corridor to the north and the Mount Clare Junction Shopping Center and Washington Boulevard / Pigtown Main Street Commercial District to the south along the main traffic artery of S Carey Street that connects six of the seven neighborhoods in our Southwest Partnership Planning District.

We celebrate the rich diversity of cultures from around the globe which are represented by the people who have chosen Union Square as their home. Our strategic vision for our neighborhood and the surrounding commercial districts supports the further development of this area as an International Village with a diversity of residents, business owners, developers, and business types that reflect the multi-cultural population of Union Square and the City of Baltimore. We envision an emerging market place for food, goods, wares, and personal services from all corners of the world. The proper re-zoning of this property to C-1 is an initial move forward that helps the area grow, and supports our community vision and desire for positive re-development.

If you have any questions, please contact me by phone at (202) 386-2401 or by email at [president@unionsquareassociation.org](mailto:president@unionsquareassociation.org).

With kindest regards,

A handwritten signature in black ink, appearing to read 'Bif Browning', with a stylized, sweeping flourish at the end.

Bif Browning

President

Union Square Association

(202) 386-2401

[President@unionsquareassociation.org](mailto:President@unionsquareassociation.org)

