



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

| | |
|----------------|---|
| TO | The Honorable President and Members of the Baltimore City Council |
| FROM | Timothy Keane, Acting Commissioner, Housing and Community Development |
| CC | Mayor's Office of Government Relations |
| DATE | March 20, 2026 |
| SUBJECT | 25-0136 Rezoning – 3009 Greenmount Avenue |

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0136 Rezoning – 3009 Greenmount Avenue for the purpose of changing the zoning for the property known as 3009 Greenmount Avenue (Block 4074, Lot 004), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

If enacted, City Council Bill 25-0136 would rezone the property known as 3009 Greenmount Avenue from the R-6 Zoning District to the C-2 Zoning District. If approved, this Bill will take effect on the 30th day following its enactment.

SUMMARY OF POSITION

At its regular meeting of February 5th, 2026, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the proposed rezoning would better align the property's zoning designation with the surrounding neighborhood while not undermining the intent of the Comprehensive Master Plan to support walkable, mixed-use corridors and maintain neighborhood stability.

The property in reference is not located within any of DHCD's Impact Investment Areas or Community Development Zones but does fall within a Streamlined Code Enforcement area. This rezoning may benefit the Better Waverly neighborhood by providing more housing opportunities and flexible development options that are well suited to the surrounding area.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.