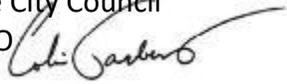




## MEMORANDUM

**DATE:** October 28, 2020  
**TO:** Land Use Committee, Baltimore City Council  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** Support  
**SUBJECT:** City Council Bill No. 20-0622  
Rezoning – 1312, 1314, 1316, and 1318 East Fort Avenue

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 20-0622 introduced by Councilmember Costello at the request of Littmann Realty, LLC.

### **PURPOSE**

This ordinance is for the purpose of changing the zoning for the properties known as 1312, 1314, and 1316 East Fort Avenue (Block 2018A, Lots 023, 024, and 025) from the R-8 Zoning District to the C-1 Zoning District; and by changing the zoning for the property known as 1318 East Fort Avenue (Block 2018A, Lot 026) from the I-1 Zoning District to the C-1 Zoning District.

### **BRIEF HISTORY**

The properties in question are located in the Fort Avenue corridor in the Locust Point Industrial Area. The properties at 1312, 1314, and 1316 East Fort Avenue are improved with two-story residential rowhomes. The property at 1318 East Fort Avenue is improved with an office building. The owner of the office building, Littmann Realty LLC, is interested in expanding the office into the adjacent rowhomes. The requested action will allow for the reuse of the properties in a manner not permitted under the R-8 zoning designation. Furthermore, as the surrounding area is characterized by commercial uses, the action will harmonize the site's use with the surrounding area.

### **FISCAL IMPACT**

None

### **AGENCY POSITION**

BDC supports City Council Bill No. 20-0622.

If you have any questions, please do not hesitate to contact Kim Clark at (410) 837-9305 or [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).

cc: Nicholas Blendy

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