



## MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner *AK*

Date: October 26, 2020

### Re: City Council Bill 20-0622 Rezoning - 1312, 1314, 1316, and 1318 East Fort Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0622 for the properties known as 1312, 1314, and 1316 East Fort Avenue (Block 2018A, Lots 023, 024, and 025), as outlined in red on the accompanying plat, 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), as outlined in blue on the accompanying plat, from the I-1 Zoning District to the C-1 Zoning District.

If enacted, City Council Bill 20-0622 would rezone 1312-1316 E. Fort Avenue from the R-8 Zoning District to the C-1 Zoning District and rezone 1318 E. Fort Avenue from the I-1 Zoning District to the C-1 Zoning District. This legislation would enable the petitioner, Littmann Realty, LLC., to utilize the properties for a continuation and expansion of its present office use.

At its regular meeting of October 8, 2020, the Planning Commission concurred with the recommendations and findings outlined by departmental staff and recommended that Bill 20-0622 be approved by the City Council. Staff noted in their report that the changes are in the public's interest as they will provide for additional commercially-zoned properties along East Fort Avenue. The current zoning does not align with the present, or proposed expanded use of 1318 E. Fort Avenue. This legislation is necessary to enable the applicant to expand the office use of the building into adjacent properties.

Planning staff remarked that the neighborhood has seen substantial change towards commercial and mixed-use development and away from industrial uses along the East Fort Avenue corridor. Recently, a property located in the immediate vicinity at 1301 East Fort Avenue was rezoned to R-8 to support the development of 108 townhomes. This change in zoning will support overall development trends in the Locust Point neighborhood and a growing demand for a wider array of additional commercial uses to serve the immediate neighborhood.

DHCD **supports** the passage of City Council Bill 20-0622.

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cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*