



## MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner

Date: November 23, 2021

**Re: City Council Bill 21-0087 Rezoning - 100 East 23rd Street, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street, and 2317 Saint Paul Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0087 for the purpose of changing the zoning for the properties known as 100 East 23rd Street, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street, and 2317 Saint Paul Street, as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-1 Zoning District.

If enacted, Council Bill 21-0087 would rezone the properties located at 100 East 23rd Street, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street, and 2317 Saint Paul Street from the OR-2 Zoning District to the C-1 Zoning District which would allow the applicant to use the properties for allowable uses in the C-1 Zoning District.

At its regular meeting of October 7, 2021, the Planning Commission did not concur with the recommendation of its planning staff, which recommended disapproval and instead recommended that Bill 21-0087 be approved by the City Council. The Commission provided its own findings based on testimony and facts presented at its hearing and found that the rezoning could be justified by either a mistake during the Comprehensive rezoning of the city, or a substantial change in the character of the neighborhood.

The existing established uses at all of the properties are currently permitted, either by right or conditionally, under the current OR-2 zoning category. The proposed C-1 zoning classification is intended for commercial clusters or pedestrian oriented corridors of commercial uses that serve the neighborhood. The proposed rezoning may align the above-mentioned properties more closely with the commercial activity already occurring along 25th Street and the 2300 and 2400 blocks of St. Paul St. The rezoning would better accommodate new commercial uses intended to support the surrounding Old Goucher neighborhood.

DHCD **does not object** to the passage of City Council Bill 21-0087.

AK/sm

cc: Ms. Nina Themelis, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Acting Housing Commissioner

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