



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: July 14, 2021

Re: City Council Bill 21-0063 Rezoning - 1201 Dundalk Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0063 for the purpose of changing the zoning for the property known as 1201 Dundalk Avenue (Block 6738, Lot 036), as outlined in red on the accompanying plat, from the R-3 Zoning District to the C-2 Zoning District.

If enacted, Council Bill 21-0063 would rezone the property located at 1201 Dundalk Avenue from the R-3 Zoning District to the C-2 Zoning District which would allow the applicant to continue to use the premises as a Funeral Home with a surface parking lot.

At its regular meeting of May 13, 2021, the Planning Commission concurred with the recommendations of its Planning Staff and recommended approval of the Bill. The legislation seeks to correct a mistake made during the comprehensive Transform Baltimore rezoning process during which the property was rezoned to the R-3 zoning district. The rezoning to R-3 has made both the use and the bulk/yard conditions non-conforming.

The property has been operated as a funeral home since 1992. The Bill would return the property to a legally conforming status of C-2 and allow the property to more appropriately match the zoning of surrounding commercial properties.

The proposed rezoning use is compatible with the existing residential community and would not be detrimental to or endanger public health, safety, or welfare of the surrounding Graceland Park neighborhood. If passed the property is expected to continue to be used as a funeral home and will continue to support commercial activity along the area's major corridor.

DHCD **supports** the passage of City Council Bill 21-0063.

AK/sm/cb

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

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

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