



## MEMORANDUM

**DATE:** August 26<sup>th</sup>, 2024  
**TO:** Ways & Means Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Favorable  
**SUBJECT:** Council Bill #24-0574 – Rezoning – 1921 Light Street

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0574 introduced by Councilmember Costello.

### PURPOSE

The purpose of this bill is to rezone the property located at 1921 Light Street (Block 1038, Lot 005) from the R-8 Zoning District to the C-1 Zoning District.

### BRIEF HISTORY

The property is located in a formerly industrial area of the Riverside neighborhood, abutting the railroad tracks. The area has since been redeveloped to include a variety of high-density housing, single family homes, and commercial uses. A PUD was used to facilitate the appropriate zoning at the time, but with the most recent changes to the Zoning Code, it is no longer necessary (and is proposed to be repealed by Council Bill # 24-0573.) This zoning change will allow for further redevelopment consistent with the current neighborhood conditions.

### FISCAL IMPACT

None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0574. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor’s Office of Government Relations  
Ty’lor Schnella, Mayor’s Office of Government Relations

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