



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 22, 2020

Re: City Council Bill 20-0508 Rezoning - 5401 Pulaski Highway

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0508 for the purpose of changing the zoning for the property known as 5401 Pulaski Highway (Block 6242C, Lot 003), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-4 Zoning District.

At its regular meeting of April 16, 2020, the Planning Commission did not concur with the recommendations of its Planning Staff, who recommended disapproval and instead recommended approval of City Council Bill 20-0508.

If enacted, City Council Bill 20-0508 would rezone the property located at 5401 Pulaski Highway from the I-1 Zoning District to the C-4 Zoning District. This legislation would enable the petitioner, CBK Realty, Inc., to use the property as a motor vehicle dealership with outdoor display, which is not currently a permitted use in the I-1 Zoning District. Motor Vehicle Service and Repair Major and Minor are currently conditional uses in the I-1 Zoning District.

Planning Staff noted in their report that the property was rezoned from M-2-1 to I-1 during the Transform Baltimore Comprehensive rezoning and did not find a substantial change in the character of the neighborhood, or a mistake in the most recent zoning classification to justify this proposed rezoning.

The property received a number of citations for Zoning Violations for use as a car dealership and improper storage of motor vehicles in 2018 and 2019. If the property were to be rezoned this continuing non-conforming use would be allowed.

DHCD **opposes** the passage of City Council Bill 20-0508.

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

Bernard C. "Jack" Young, Mayor • **Alice Kennedy**, Acting Housing Commissioner
417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov