



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	March 21, 2025
<b>SUBJECT</b>	25-0021 Rezoning – 3221 Frederick Avenue

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**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0021 Rezoning – 3221 Frederick Avenue for the purpose of changing the zoning for the property known as 3221 Frederick Avenue (Block 2123A, Lot 002), as outlined in red on the accompanying plat, from the I-1 Zoning District to the IMU-1 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 25-0021 would rezone the property known as 3221 Frederick Avenue from the I-1 Zoning District to the IMU-1 Zoning District. If approved, this Bill will take effect on the day of its enactment.

**SUMMARY OF POSITION**

At its regular meeting of March 13<sup>th</sup>, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that in its most recent iteration the property was the home of the Maryland Brush Company, a union-organized and employee-owned steel brush manufacturing facility, but since their decision to sell their business in 2020, the location has remained vacant. The Commission also noted that rezoning from I-1 to IMU-1 would continue to allow light industrial uses but would also provide the option of additional residential units. It was their view that this added flexibility would be more appropriate for this commercial corridor that also abuts residential properties.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement Areas, Community Development Zones or Impact Investment Areas. This Rezoning may benefit the Gwynns Falls community by allowing a vacant property to be developed in a variety of ways that would be appropriate to the area.

**FISCAL IMPACT**

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

**AMENDMENTS**

DHCD does not seek any amendments to this Bill at this time.