



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: October 24, 2023

Re: City Council Bill 23-0397 Rezoning - Western Side North Lehigh Street South West Corner Eager Street and Western Side North Lehigh Street 52-7 Feet South of Eager Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0397 for the purpose of changing the zoning for the properties known as Western Side North Lehigh Street South West Corner Eager Street (Block 6182, Lot 007), and Western Side North Lehigh Street 52-7 Feet South of Eager Street (Block 6182, Lot 008), as outlined in red on the accompanying plat, from the R-4 Zoning District to the I-2 Zoning District; and providing for a special effective date.

If enacted, City Council Bill 23-0397 would allow for the rezoning of two undeveloped lots located in the Orangeville neighborhood from the R-4 Zoning District to the I-2 Zoning District. The rezoning would allow the applicant, who is also the property owner, to expand their business and develop the lots into a warehouse space and storage facility. The rezoning would bring the properties which are presently zoned for Residential purposes into alignment with the surrounding similarly zoned Industrial properties.

At its regular meeting of August 10, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be approved by the City Council. Planning staff noted in their report that the rezoning of these lots is in the public's interest in that it will allow for the expansion of a local business into properties that have sat vacant since the 1950's and that the associated development will likely contribute to the tax base beyond what the vacant lots presently do.

The subject properties are not located within any of DHCD's Impact Investment Areas, Community Development Zones or Streamlined Code Enforcement Areas. The rezoning may lead to the productive use of these lots and expand commercial job opportunities for local businesses and area residents.

DHCD **does not object** to the passage of City Council Bill 23-0397.

AK/sm

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

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