



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: February 4, 2021

Re: City Council Bill 21-0011 Rezoning – 2426 Pennsylvania Ave

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0011 for the purpose of changing the zoning for the property known as 2426 Pennsylvania Ave (Block 0294, Lot 014), as outlined in red on the accompanying plat, from the OR-1/R-MU Zoning District to the C-1-E Zoning District.

If enacted, City Council Bill 20-0594 would rezone the property located at 2426 Pennsylvania Avenue from the OR-1/R-MU Zoning District to the C-1-E Zoning District. This legislation would enable the petitioner, The Arch Street Social Club, Inc., to continue to use the property as a live entertainment venue. They are currently operating as a non-conforming use in the OR-1/RMU Zoning District.

At its regular meeting of January 15, 2021, the Planning Commission concurred with the recommendations of its Planning Staff, and recommended approval of City Council Bill 21-0011. Planning Staff noted in their report on September 10, 2020 that the property was rezoned OR-1/R-MU during the Transform Baltimore Comprehensive rezoning and that this most recent zoning classification was a mistake. In addition, a substantial change has occurred in the character of the neighborhood.

DHCD supports the productive reuse of this property and the applicants desire to rehab the current building and grow their program and entertainment options, as were historically and legally allowed in the previous zoning code. The site is located within a DHCD Impact Investment area and poised for major redevelopment. The passage of this legislation is an important step in the further development of the newly created Black Arts and Entertainment District along the Pennsylvania Avenue commercial corridor.

DHCD **supports** the passage of City Council Bill 21-0011.

AK/sm

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