



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: May 17, 2022

Re: City Council Bill 22-0188 Rezoning – 3101-3113 Eastern Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0188 for the purpose of changing the zoning for the property known as 3101-3113 Eastern Avenue (Block 1794, Lots 009 and 009A), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date.

If enacted, Council Bill 22-0188 would rezone the property located at 3101-3113 Eastern Avenue from the R-8 Zoning District to the C-1 Zoning District which would allow the applicant to utilize the sites for a mix of residential and commercial uses as allowed in the C-1 Zoning District.

At its regular meeting of March 3, 2022, the Planning Commission concurred with the recommendation of its Departmental staff and recommended that Bill 22-0188 be approved by the City Council. Staff noted in their report that a mistake was made in retaining the R-8 Zoning during the comprehensive rezoning, enacted June 5, 2017.

The proposed rezoning is in the public's interest, in that it will allow for the redevelopment of these two properties for residential mixed-uses which will create new housing opportunities and retail offerings for the surrounding communities of South East Baltimore. The C-1 Zoning is appropriate as it would allow for a more compatible range of uses to the adjacent C-1 Zoning classifications and nearby mix of commercial and residential properties.

DHCD respectfully requests a **favorable** report on City Council Bill 22-0188.

AK/sm

*cc: Ms. Themelis, Nina, Mayor's Office of Government Relations
Ms. Natawna Austin, Executive Secretary of the City Council*