



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: July 24, 2023

Re: City Council Bill 23-0350 Rezoning - 420 North Haven Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0350 for the purpose of changing the zoning for the property known as 420 North Haven Street (Block 6265A, Lot 011), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-3 Zoning District.

If enacted, City Council Bill 23-0350 would allow for the rezoning of the property located at 420 North Haven Street from the I-2 Zoning District to the C-3 Zoning District to allow the applicant to restore a commercial zoning designation to the property, matching the C-3 zoning that is found nearby.

At its regular meeting of May 18, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended and approved by the City Council. Planning staff noted in their report that the rezoning of 420 North Haven Street to the current I-2 zoning, which was applied during the Transform Baltimore comprehensive rezoning, was a mistake in that it makes commercial uses that had historically been conducted at the site non-conforming. Planning is recommending an amendment to include 11 additional adjacent parcels, identified in their staff report, that also appear to have been mistakenly given an I-2 designation.

The property was previously operated for commercial use until becoming unoccupied several years ago. It is located within one of DHCD's Community Development Zones and Streamlined Code Enforcement Areas. The rezoning may expand residential rental and commercial opportunities for area residents.

DHCD **supports** the passage of City Council Bill 23-0350.

AK/sm

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

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

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