



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	January 15, 2025
SUBJECT	25-0142 • Rezoning – 3605 Hickory Avenue

Position: Without recommendation

BILL SYNOPSIS

Council Bill 25-0142 would rezone the property known as 3605 Hickory Avenue from the R-7 District to the IMU-1 District. The R-7 District is intended for detached and semi-detached dwellings, rowhouse developments, and larger multi-family developments. The IMU-1 District is generally intended for industrial buildings that are adjacent to existing residential buildings like rowhouses. The building at 3605 Hickory Avenue seems well-suited for the purposes of the IMU-1 District, which includes uses such as live-work dwellings.

SUMMARY OF POSITION

Impacts of this conversion on the right of way or local traffic patterns will be mitigated through interagency project management efforts. At this time, the Department has no major concerns and therefore provides no recommendation on Council Bill 25-0142.