

June 12, 2023

City Council & Zoning Review Board
Baltimore City, MD

RE: 22-0296 – Rezoning – 810 Leadenhall St.

Dear City Council & Review Board,

As a direct neighbor of the 810 Leadenhall St project, I strongly oppose this rezoning. I live in and own the row home at 810 Leadenhall St since 2014.

The Developer is requesting TOD-4 with a height limit of 100ft. They purchased this property, zoned for a maximum height of 60ft, and I believe the city needs to limit them to it. Under the current zoning of IMU-1, they can already build multi-family dwelling units up to 60ft. The Developer could have requested TOD-1 or TOD-2 zoning (which has a height limitation of 60ft). Instead, they requested TOD-4 to maximize units and maximize profits.

Furthermore, the Planning Commission previously argued the "requested zoning is already in the vicinity". With that logic, C-5 zoning (which has an unlimited height limit) is even closer than the closest TOD-4 property, so why not give them C-5? I think we can all agree C-5 is inappropriate for this lot so my point is that general vicinity should not be the reason it's ok to recommend approval.

Per Baltimore City's own Zoning Code, TOD-4 is described as "Transit-Oriented Development District is characterized by significant height and a full of mix of uses". Meanwhile the adjacent R-8 rowhomes on the northside of 810 Leadenhall are all less than (and are limited to) 35ft. Good urban planning would not allow these 2 types to be directly next to each other. The Developer's project with a TOD-4 zoning approval, will physically overshadow our properties. Allowing this rezoning will reduce the neighboring property's values and quality of life.

Thank you,
Logan Mahaffey