



MEMORANDUM

DATE: October 23, 2020
TO: Land Use Committee
FROM: Colin Tarbert, President and CEO
POSITION: Support
SUBJECT: City Council No. 20-0567
Rezoning – 407 Benninghaus Road

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 20-0567 introduced by Councilmember Henry at the request of Govmoco, LLC.

PURPOSE

The purpose of this Bill is to change the zoning of the property known as 407 Benninghaus Road from the R-3 Zoning District to the OR-1 Zoning District.

BRIEF HISTORY

In 2016 the property known as 5604 York Road (The “Accelerator Building”) was renovated and repurposed into a multi-use facility now featuring a collaborative commercial kitchen and production space, brewery, and event space. The owner of 407 Benninghaus Road is proposing to raze the property to create a surface parking lot to support businesses in the Accelerator Building. The property was most recently used as office space prior to its purchase in February 2020.

Currently in the R-3 zoning, surface parking lots are not a permissible use; however, a rezoning to OR-1 will permit, conditional by approval of the Board of Municipal Zoning Appeals, the proposed use.

FISCAL IMPACT

None

AGENCY POSITION

BDC supports the approval of City Council Bill No. 20-0567.

If you have any questions, please contact Kim Clark at KClark@baltimoredevelopment.com and 410-837-9305.

cc: Nicholas Blendy

[CM]