



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: December 13, 2022

**Re: City Council Bill 22-0261 Rezoning - 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a Portion of Block 6458/Lot 004**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0261 for the purpose of changing the zoning for the properties known as 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, as outlined in red on the accompanying plat, from the I-2 and IMU-2 Zoning Districts to the R-8 Zoning District; and providing for a special effective date.

If enacted, Council Bill 22-0261 would rezone a number of properties in the Canton Industrial Area adjacent to the Brewers Hill Neighborhood from the I-2 and IMU-2 Zoning Districts to the R-8 Zoning District, which would allow the applicant to consolidate the sites with an adjacent parcel at 715 S. Haven Street and redevelop with 7 multi-family detached dwellings (61 units total) and the Greenway Trail.

At its regular meeting of September 22, 2022, the Planning Commission did not concur with the recommendation of its departmental staff. Instead, the Planning Commission adopted the findings of the applicant, and adopted the recommended amendment from staff, with consideration for testimony and facts presented in the meeting, and recommended that City Council Bill 22-0261 be amended and approved by the City Council.

The proposed rezoning is in the public's interest, in that it will allow for the redevelopment of these properties for residential uses to allow for the continued development of Refinery Row which will create new housing opportunities for the surrounding communities of East Baltimore.

DHCD **does not object** to the passage of City Council Bill 22-0261.

*AK/sm*

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