

From: Degraffenreidt, Aaron (City Council)
Sent: Thursday, March 23, 2023 10:11 AM
To: Coates, Jennifer (City Council)
Cc: Middleton, Sharon (City Council); Costello, Eric (City Council); Greene, Derrick D. (City Council); Haslam, Jeneffer (City Council); Maclin, Tiffany A. (City Council); Mosby, Nick (City Council)
Subject: FW: Proposed Rezoning of 1302 Key Highway Council Bill 23-0344

Good Morning Jennifer,

Could you please add the email below to the file for CB 23-0344 to rezone 1302 Key Highway?

Thank You!

Aaron

From: Greene, Derrick D. (City Council) <Derrick.Greene@baltimorecity.gov>
Sent: Thursday, March 23, 2023 9:59 AM
To: Anderson, Lawrence R. (City Council) <Lawrence.Anderson@baltimorecity.gov>; Degraffenreidt, Aaron (City Council) <A.Degraffenreidt@baltimorecity.gov>; Greene, Derrick D. (City Council) <Derrick.Greene@baltimorecity.gov>; Haslam, Jeneffer (City Council) <Jeneffer.Haslam@baltimorecity.gov>; Lewis, Monica M. (City Council) <Monica.M.Lewis@baltimorecity.gov>; Mosby, Nick (City Council) <Nick.Mosby@baltimorecity.gov>; Thompson, Nikki A. (City Council) DISABLED <Nikki.Thompson@baltimorecity.gov>
Subject: FW: Proposed Rezoning of 1302 Key Highway Council Bill 23-0344

Good morning,

FYI, please see below.

DG



Derrick D. Greene

Director of Government & Community Affairs

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From: Richard Pazornik <rpazornik@meridianbanker.com>
Sent: Thursday, March 23, 2023 9:29 AM

To: City Council President <CouncilPresident@Baltimorecity.gov>; Costello, Eric (City Council) <Eric.Costello@baltimorecity.gov>

Cc: Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; Dorsey, Ryan (City Council) <Ryan.Dorsey@baltimorecity.gov>; McCray, Danielle (City Council) <Danielle.McCray@baltimorecity.gov>; Conway, Mark (City Council) <Mark.Conway@baltimorecity.gov>; Schleifer, Isaac (City Council) <Isaac.Schleifer@baltimorecity.gov>; Middleton, Sharon (City Council) <Sharon.Middleton@baltimorecity.gov>; Burnett, Kristerfer (City Council) <Kristerfer.Burnett@baltimorecity.gov>; Torrence, James (City Council) <James.Torrence@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Porter, Phylisia R.L. (City Council) <Phylisia.Porter@baltimorecity.gov>; Stokes, Robert (City Council) <Robert.Stokes@baltimorecity.gov>; Glover, Antonio (City Council) <Antonio.Glover@baltimorecity.gov>; Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>

Subject: Proposed Rezoning of 1302 Key Highway Council Bill 23-0344

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Nick and Eric;

I currently reside at 1308 Jackson street and would be directly impacted by this development. I am opposed for many reasons, and not just the fact that I would lose one of the most incredible views in the city, but for the myriad of reasons listed below.

I have lived in Baltimore City since 1999. I have lived in Tuscany Canterbury and then moved to Reservoir Hill where I purchased a SCOPE home at 712 Reservoir Street and made it into one of the showcase homes for redevelopment. I stayed in Reservoir Hill until 2017 when I moved to Midtown and was very active in Mid-Town and Mt Vernon. Last year, after remarrying, my husband and I moved to Riverside. I truly love living and working in the city. I am a mortgage lender trying to get new homeowners to buy in the city. (I am actively involved with Live Baltimore, doing training programs and informational programs for prospective city homeowners.)

First and foremost, the city spent countless man-hours, both of city employees and residents as well as significant taxpayer dollars putting together a new comprehensive Zoning Plan for the City. One of the major goals was to preserve the feel of the various neighborhoods and to protect one of our most valuable resources in keeping residents from leaving the city – access and views of the incredible harbor.

Second, over the past several years a number of apartment buildings have been added to the housing stock in the Riverside, Federal Hill and Locust Point Neighborhoods, including McHenry Row, Porter Street, Anthem House to name a few. Additional multi unit buildings will do nothing to make the neighborhoods better. It would only add further congestion to the already congested small streets in the area.

Third, the proposal is to put a 7 story building with a rooftop annex on the small site. The plan is to have 70 units and parking spaces. This is far too dense for the site and inappropriate for the neighborhood. Parking ingress/egress is proposed along Jackson Street. This would eliminate needed spaces for current residents. It would also create traffic issues as Jackson Street is a major link between Key Highway and Fort Avenue.

Fourth, the proposal calls for outdoor trash dumpsters along Jackson Street. This would be a major eyesore, a sanitation nightmare for the neighborhood and would further displace parking along Jackson Street. We already have issues with the dumpsters along Covington Street.

Fifth, if a building of this height were allowed it would devastate the prized water views of virtually every home in Riverside. This would clearly result in significant property value losses; as having those sightlines enhances the values not just of those properties on the water but for all in the neighborhood.

Clearly the design of the building is not in keeping with the overall feel of the neighborhood

Please do not let this out of place, out of design and unneeded development take place. In it's place should be a development in line with what the neighborhood needs. Small retail with lower heights, which preserve the sightlines and nothing more than the new, current zoning allows.

Thank you for your help and consideration.

Richard B. Pazornik



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APPLY ON LINE AT: <https://www.meridianbanker.com/rpazornik>

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