



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: November 11, 2023

Re: City Council Bill 23-0410 Rezoning - 6311 Eastern Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0410 for the purpose of changing the zoning for the property known as 6311 Eastern Avenue (Block 6699, Lot 002A), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District.

If enacted, City Council Bill 23-0410 would allow for the rezoning of 6311 Eastern Avenue from the I-2 Zoning District to the C-2 Zoning District to be used as an auto parts retail store. The site was previously used as a convenience store and gas station.

At its regular meeting of August 31, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be approved by the City Council. Planning staff noted in their report that the rezoning of the subject property is in the public's interest, in that it will allow for commercial redevelopment of this lot, and will not require finding a limited industrial user that can operate within the relatively small size of the existing lot.

6311 Eastern Avenue presently has a vacant building notice (VBN). This rezoning and abatement of the VBN will promote reinvestment in the immediate area by reducing vacancy and blight. The subject property is not located within any of DHCD's Impact Investment Areas or Community Development Zones. The property is located in a DHCD Streamlined Code Enforcement Area. This rezoning may lead to the productive re-use of this property and expand commercial redevelopment opportunities for the Bayview and surrounding communities, potentially benefiting local businesses and area residents.

DHCD **does not object** to the passage of City Council Bill 23-0410.

AK/sm

cc: Ms. Themelis, Nina, Mayor's Office of Government Relations

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner

417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov