

Melvin J. Kodenski, Esquire
320 N. Charles Street
Baltimore, Maryland 21201



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Deera LLC
26 Jefferson Avenue, #301
Spring Valley, NY 10977

LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

TELEPHONE (410-685-5100)
FACSIMILE (410-685-5825)
melvinjkodenski@hotmail.com

July 18, 2024

Deera LLC
26 Jefferson Avenue, #301
Spring Valley, NY 10977

Re: 412 N. Haven Street
Baltimore, Maryland 21224

Dear Sir or Madam:

As property owner of the above-referenced address, I am writing to give you information regarding City Council Bill 23-0350 - Rezoning 420 North Haven Street. Your properties are included in the block that is to be rezoned.

I am attaching a copy of the bill, as well as language regarding the hearing on Tuesday, August 13, 2024.

Thank you.

Very truly yours,

Melvin J. Kodenski

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Enclosures

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 23-0350**

The Economic and Community Development Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 23-0350 on Tuesday, August 13th, at 2:00 p.m. in the Clarence “Du” Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

23-0350 – Rezoning – 420 North Haven Street

FOR the purpose of changing the zoning for the property known as 420 North Haven Street (Block 6265A, Lot 011), as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-3 Zoning District.

BY amending Article– Zoning. Zoning District Maps Sheet 58 Baltimore City Revised Code (Edition 2000)

Applicant: Bang Bang Investments, LLC

For more information, contact the Committee Staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

SHARON GREEN MIDDLETON
Chair

**CITY OF BALTIMORE
COUNCIL BILL 23-0350
(First Reader)**

Introduced by: Councilmember McCray
At the request of: Bang Bang Investments LLC c/o Michael Berkson
Address: c/o Melvin J. Kodenski, Esq.
320 N. Charles Street
Baltimore, MD 21201
Telephone: (410) 336-3294

Introduced and read first time: February 7, 2023

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Parking Authority of Baltimore City, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 420 North Haven Street**

3 FOR the purpose of changing the zoning for the property known as 420 North Haven Street
4 (Block 6265A, Lot 011), as outlined in red on the accompanying plat, from the I-2 Zoning
5 District to the C-3 Zoning District.

6 BY amending

7 Article - Zoning
8 Zoning District Maps
9 Sheet 58
10 Baltimore City Revised Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 Sheet 58 of the Zoning District Maps is amended by changing from the I-2 Zoning District to the
14 C-3 Zoning District the property known as 420 North Haven Street (Block 6265A, Lot 011), as
15 outlined in red on the plat accompanying this Ordinance.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
23 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 23-0350

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.