



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner <i>Theo Ngongang Ouanji</i>
DATE	July 30, 2024
SUBJECT	24-0542 Rezoning - 3701-3733 Towanda Avenue

The Honorable President and
Members of the City Council
City Hall, Room 400

7/30/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0542 Rezoning - 3701-3733 Towanda Avenue for the purpose of changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

If enacted, City Council Bill 24-0542 would rezone the properties known as known as 3701-3733 Towanda Avenue from the R-6 Zoning District to the C-1 Zoning District.

DHCD Analysis

At its regular meeting of June 20, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. The Commission found that the applicants are interested in consolidating the referenced properties and redeveloping the land for use as a multifamily “grandfamily” building (i.e. multi-generational living), with some accessory offices or medical facilities and that such a development would provide a new and necessary form of housing needed in Park Heights.

This Bill does not have an operational or fiscal impact on DHCD and the properties are not located within any of our agency’s Streamlined Code Enforcement Areas or Community Development Zones but are located within the Park Heights Impact Investment Area. DHCD does not foresee any negative impacts resulting from the approval of this Bill as the rezoning

may potentially offer new housing and healthcare opportunities for both Park Heights and the surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0542.