


FROM	NAME & TITLE	Eric Holcomb, Executive Director CHAP	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	Council Bill 15-0570 Urban Renewal – Highlandtown Business Area – Amendment		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

November 16, 2015

At its regular meeting of November 10, 2015, the Commission for Historical and Architectural Preservation considered City Council Bill #15-0570, for the purpose of amending the Urban Renewal – Highlandtown Business Area Plan to reflect the change in land use and the change in zoning.

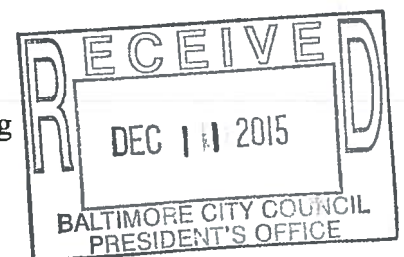
In its consideration of this Bill, the Commission for Historical and Architectural Preservation reviewed the attached staff report which recommended a finding of no objection (9 members being present, 9 in favor):

FOR the purpose of amending the Urban Renewal Plan for the Highlandtown Business Area to remove a certain land use category from the Plan, to repeal and replace Exhibit 1, "Land Use and Zoning Map", with new exhibits to reflect the change in land use with the removal of a certain land use category and to reflect the change in land use and the change in zoning, upon approval by a separate ordinance, for the properties known as 3232, 3234, and 3236-3244 Eastern Avenue, and to add a new height limitation provision for new construction in the community business land use area of the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-396-4866.

Attachment

cc: Ms. Kaliopé Parthemos, Chief of Staff
Mr. Colin Tarbert, Deputy Chief for Economic and Neighborhood Development
Ms. Angela Gibson, Mayor's Office
Ms. Elena DiPietro, Law Dept.
Ms. Natawna B. Austin, Council Services
Ms. Casey Brent, Special Assistant Mayor's Office
Mr. Thomas J. Stosur, Director Baltimore City Department of Planning
Ms. Sheila Wyche, Mayor's Office
The Honorable William Henry, Council Rep. to CHAP





Stephanie Rawlings-Blake
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 10, 2015

REQUEST: Review and Response to City Council Bill for Urban Renewal Amendments:
City Council Bill 15-0570: Urban Renewal – Highlandtown Business Area –
Amendment to reflect the change in land use and the change in zoning

RECOMMENDATION: CHAP has no objection to the amendment and defers to Planning regarding land use and zoning.

STAFF: Stacy Montgomery

PETITIONER(S): Introduced by City Councilmen Kraft and Scott at the request of 3244 Eastern Avenue, LLC

SITE/HISTORIC DISTRICT

The properties are located on the north side of Eastern Avenue between South Bouldin Street and South Clinton Street. The properties included in the Amendment are 3232, 3234, and 3236-3244 Eastern Avenue. The properties are located in the Patterson Park National Register Historic District.

Site Conditions/Architectural Description: The properties in question include two small commercial properties and the former Haussners's restaurant building.

BACKGROUND

- There are no previous CHAP actions regarding this site.
- This bill has been referred to CHAP for comment.

PROPOSAL

Bill 15-0570 Urban Renewal – Urban Renewal – Highlandtown Business Area – Amendment will amend the Urban Renewal Plan for the Highlandtown Business Area to remove a certain land use category from the Plan, to repeal and replace Exhibit 1, "Land Use and Zoning Map", with new exhibits to reflect the change in land use with the removal of a certain land use category and to reflect the change in land use and the change in zoning, upon approval by a separate ordinance, for the properties known as 3232, 3234, and 3236-3244 Eastern Avenue, and to add a new height limitation provision for new construction in the community business land use area of the Plan; waiving certain content and procedural requirements; making the

provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

ANALYSIS

CHAP staff finds that with the proposed amendments will have no impact on locally designated historic properties as the amendments serve to update the Urban Renewal Plan based upon land use and zoning changes.

Staff recommends a finding of no objection and deferment to Planning regarding land use and zoning.



**Eric Holcomb
Director**

MAPS & IMAGES

Map 1.1 Site



Map 1.2 Historic District

