



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner *AK*

Date: October 7, 2020

Re: City Council Bill 20-0566 Rezoning - 3215 West Belvedere Avenue, 3317-3323 West Belvedere Avenue, 5101-5103 Denmore Avenue, 5100 Denmore Avenue, and Block 4580, Lots 038 and 039-055

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0566 for the purpose of changing the zoning for the properties known as 3215 West Belvedere Avenue (Block 4582, Lot 018), 3317-3323 West Belvedere Avenue (Block 4580, Lots 003, 004, 005), 5101-5103 Denmore Avenue (Block 4582, Lots 019 and 020), 5100 Denmore Avenue (Block 4580, Lot 001), and Block 4580, Lots 038 and 039-055, as outlined in red on the accompanying plat, from the R-6 Zoning District to the OR-1 Zoning District; and providing for a special effective date.

If enacted, the above-mentioned properties would be rezoned from the R-6 Zoning District to the OR-1 Zoning District. This bill is a companion piece to City Council Bill #20-0565/ Urban Renewal – Park Heights – Amendment, which requires amendment to reflect the proposed change in zoning.

At its regular meeting of August 20, 2020, the Planning Commission concurred with its planning staff and recommend amendment and approval of City Council Bill 20-0566. Planning staff noted in their report that they believe that these properties should not have been classified as R-6 during the Comprehensive Rezoning process and that the proposed OR-1 zoning is a better fit for the now developed properties. The Planning Commission recommended an amendment to remove references to Block 4580, Lots 038 and 039-055 from the bill because there is no compelling purpose for their rezoning.

City Council Bill 20-0566 would correct a nonconforming use that was created during the Transform Baltimore process.

DHCD **does not object** to the passage of City Council Bill 20-0566.

sm

cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*

Bernard C. "Jack" Young, Mayor • **Alice Kennedy**, Acting Housing Commissioner
417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov