



## MEMORANDUM

**DATE:** January 29, 2021  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Support  
**SUBJECT:** City Council Bill No. 21-0006  
Rezoning – 407 Benninghaus Road

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 21-0006 introduced by Councilmember Conway at the request of Govmoco, LLC.

### **PURPOSE**

The purpose of this Bill is to change the zoning of the property known as 407 Benninghaus Road from the R-3 Zoning District to the OR-1 Zoning District.

### **BRIEF HISTORY**

In 2016 the property known as 5604 York Road (The “Accelerator Building”) was renovated and repurposed into a multi-use facility now featuring a collaborative commercial kitchen and production space, brewery, and event space. The owner of 407 Benninghaus Road is proposing to raze the property to create a surface parking lot to support businesses in the Accelerator Building. The property was most recently used as office space prior to its purchase in February 2020.

Currently in the R-3 zoning, surface parking lots are not a permissible use; however, a rezoning to OR-1 will permit, conditional by approval of the Board of Municipal Zoning Appeals, the proposed use.

### **FISCAL IMPACT (to BDC)**

None

### **AGENCY POSITION**

BDC supports the approval of City Council Bill No. 21-0006.

If you have any questions, please contact Kim Clark at [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com) and 410-837-9305.

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