



## 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 30, 2020

### Re: City Council Bill 20-0609 Rezoning - 4207-4209 Menlo Drive

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0609 for the purpose of changing the zoning for the property known as 4207-4209 Menlo Drive, as outlined in red on the accompanying plat, from the I-1 Zoning District to the OIC Zoning District.

If enacted, City Council Bill 20-0609 would rezone the properties located at 4207-4209 Menlo Drive from the I-1 Zoning District to the OIC Zoning District, which would allow the applicant, Ms. Victoria Campbell, to use the property as an Adult Day Care.

At its regular meeting of October 8, 2020, the Planning Commission concurred with the recommendations of its Planning staff, and recommended disapproval of City Council Bill 20-0609.

Planning staff noted in their report that the change is not in the public's interest, in that it will break up the existing industrial area, and introduce a competing commercial use, principally for the gain of the applicant. This rezoning may be interpreted as spot zoning. Staff does not believe there was a mistake during the comprehensive rezoning or that a substantial change in the Reisterstown Station neighborhood has occurred that would justify a rezoning for this property.

An adult day care center is not allowed as a principal use in the I-1 Zoning District. A center of this nature would be more appropriately located in an existing commercial district elsewhere in the City.

DHCD **opposes** the passage of City Council Bill 20-0609.

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