



# MEMORANDUM

STEPHANIE  
RAWLINGS-BLAKE,  
Mayor

PAUL T. GRAZIANO,  
Executive Director, HABC  
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: May 9, 2014

Re: **City Council Bill 14 - 0318**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 14-0318, which was introduced for the purpose of changing the zoning for the property known as 101 North Warwick Avenue from the M-1-2 Zoning District to the B-2 Zoning District.

The property at 101 N. Warwick was purchased by the Church of the Living God in January 2013 to facilitate future expansion of the church. A warehouse building is located on the site and the original expansion plan was to renovate the existing building but after the results of a structural feasibility analysis the decision was made to demolish the structure. Current expansion plans include the consolidation of the property at 101 N. Warwick with the adjacent church property at 2402 W. Fayette, which is zoned R-8.

If City Council Bill 14-0318 is approved it would allow the Church of the Living God to move forward with their current expansion plans, prevent a split zoned lot, and maintain consistency with the existing zoning of the neighborhood.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 14-0318.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Ms. Kaliopé Parthemos, *Deputy Chief*

