



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 20-0556 Rezoning - 2087 Druid Park Drive

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0556 for the purpose of changing the zoning for the property known as 2087 Druid Park Drive (Block 3390B, Lot 036), as outlined in red on the accompanying plat, from the I-1 Zoning District to the IMU-1 Zoning District.

If enacted, 2087 Druid Park Drive would be rezoned from the I-1 Zoning District to the IMU-1 Zoning District, which would allow the applicant to apply for a permit to construct a two-story addition to the existing structure and use the addition as three dwelling units and a commercial space. Planning staff noted in their report that a change to IMU-1 is not in the public's interest, in that it would allow for numerous land uses that would be incompatible with the Historic character of the Woodberry neighborhood, and that a rezoning to R-6 would be more compatible.

At its regular meeting of August 20, 2020, the Planning Commission did not concur with its planning staff, whom recommended rezoning to R-6, and instead, recommended that City Council Bill 20-0556 be passed without amendment by the City Council.

DHCD supports the purposeful rehabilitation of vacant buildings and this rezoning could allow for an appropriate mixed-use redevelopment.

DHCD **does not object** to the passage of City Council Bill 20-0556.

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