



MEMORANDUM

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

From: Alice Kennedy, Acting Housing Commissioner



Date: June 3, 2021

Re: City Council Bill 21-0053 Rezoning - 4207-4209 Menlo Drive

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0053 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 21-0053 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 April 22, 2021, the Planning Commission concurred with the recommendations of its Planning staff, and recommended disapproval of City Council Bill 21-0053.

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 may be more appropriately located in an existing commercial district elsewhere in the city.

DHCD defers to the Law Department on the passage of City Council Bill 21-0053.

AK/sm

cc: Ms. Nina Themelis, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Acting Housing Commissioner

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