

The Baltimore City Department of
**HOUSING & COMMUNITY
DEVELOPMENT**

MEMORANDUM

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

From: Michael Braverman, Housing Commissioner



Date: October 11, 2017

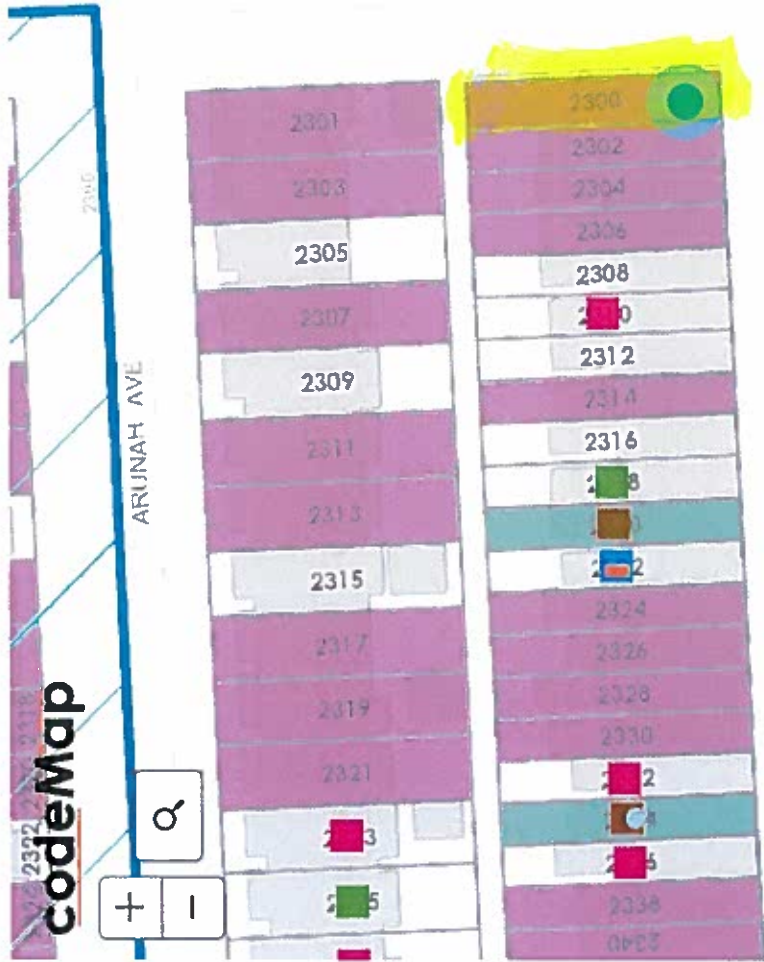
Re: **City Council Bill 17-0079 - Rezoning – 2300 Edmondson Avenue**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0079 for the purpose of changing the zoning for the property known as 2300 Edmondson Avenue from the R-7 Zoning District to the C-1 Zoning District.

If enacted, this bill would allow the rezoning of the end unit of a block of row houses on the 2300 block of Edmondson Avenue in the Rosemont Neighborhood from Residential to Commercial. Information about the property ownership and property use is below:

- The owners purchased the property at 2300 Edmondson on June 23, 2017 and while the records from the State's Department of Assessment and Taxation (SDAT) indicates this as the owners' principle residence, the mailing address is in Ellicott City, MD.
- The prior owner received a use permit for the property on November 13, 2003 and the approved use is for the first floor of the property as a liquor store, the second floor as inventory storage and the basement as vacant.
- The property was rezoned from B-3-2 to R-7 in June of 2017 as part of the new comprehensive Transform Baltimore zoning code due to the residential nature of the area around Bentalou Street.

The Department of Housing and Community Development agrees with the analysis and recommendations in the Staff Report from the Department of Planning to the Planning Commission. The analysis concludes that the proposed change is not in the public's interest because it would make the end-of-row dwelling structure, which is attached to a row of 22 dwellings, unusable in its entirety as a commercial establishment and unable to separate the non-residential use from the next door residential neighbor. HCD does not support the passage of City Council Bill 17-0079.

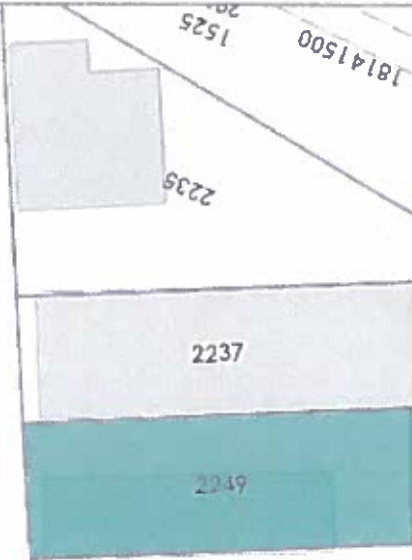


EDMONDSON AVE

N BENTLOU ST

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