



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 *Nadya Morgan* for

Date: July 17, 2020

### **Re: City Council Bill 19-0427 Rezoning - 1020 West Pratt Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0427 For the purpose of changing the zoning for the property known as 1020 West Pratt Street (Block 0251, Lot 032), from the R-8 Zoning District to the IMU-1 Zoning District.

At its regular meeting of September 12, 2019, the Planning Commission did not concur with the recommendations of its departmental staff, which recommended approval and instead recommended City Council Bill 19-0427 be disapproved by the City Council.

If enacted, City Council Bill 19-0427 would allow for the rezoning of 1020 West Pratt Street in order to provide a variety of uses such as residential and light industrial. As required by the State Land Use article, the City Council may approve a rezoning if there was substantial change to the character of the neighborhood or if there was a mistake in the existing zoning classification. The Planning Commission did not speak to the reason for the disagreement between the recommendations of its staff and the members of the Commission. Therefore, in order to approve, the City Council must consider the appropriate evidence to support either of the two required findings.

**DHCD defers to the Planning Commission** on the passage of City Council Bill 19-0427.

MB:sm

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