



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: February 27th, 2024

Re: City Council Bill 23-0443 Rezoning - 3500 West Forest Park Avenue

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0443 Rezoning - 3500 West Forest Park Avenue for the purpose of changing the zoning for the property known as 3500 West Forest Park Avenue (Block 2911, Lot 023), as outlined in red on the accompanying plat, from the C-1 Zoning District to the R-1 Zoning District.

If enacted, City Council Bill 23-0443 would change the zoning for the property known as 3500 West Forest Park Avenue (Block 2911, Lot 023) from the C-1 Zoning District to the R-1 Zoning District in an attempt to remedy a previous zoning mistake and allow the applicant to use a portion of the property for residential use.

DHCD Analysis

At its regular meeting of November 30, 2023, the Planning Commission concurred with the recommendation of its departmental staff and recommended that City Council Bill 23-0443 be amended and approved. An amendment is needed to clarify that only the front portion of the parcel be rezoned to the R-1 district and that the rear portion known as 3302 Edgewood remain in the C-1 district.

There are currently two structures on the property known as 3500 West Forest Park Avenue (Block 2911, Lot 023). The front portion contains a 1 ½ story home and the rear a one-story detached structure known as 3302 Edgewood Street which is currently being used as a liquor store. This entire property was previously zoned R-1. City Council Bill 19-0384 sought to remedy that zoning issue by rezoning *only* the rear portion of the property, known as 3302 Edgewood Street, from the R-1 to the C-1 district to continue the operation of the liquor store. Unfortunately, that bill mistakenly rezoned the entire property to C-1, causing the same problem, but now in reverse for the residential structure.

City Council Bill 23-0443 seeks to fix this mistake by bifurcating the zoning of the property and allowing the residential portion to be zoned R-1 while leaving the liquor store zoned C-1. As

noted in the Planning Commission report, City Council Bill 23-0443 does not accomplish this as currently written and would once again render the entire property zoned R-1. This mistake necessitates the addition of amendments to accomplish the original intent of the bill.

This Bill does not have an operational or fiscal impact on DHCD and the re-zoning would not endanger public health, safety or welfare. While not located in any of DHCD's Impact Investment Areas or Community Development Zones this property is located within a Streamlined Code Enforcement Area. The property owner wishes to sell the residential portion of the property so that it may be renovated for residential use. Its rezoning back to the R-1 district will facilitate this outcome, increasing viable housing options for the Forest Park Neighborhood.

Conclusion

DHCD recommends amendment and passage of Council Bill 23-0443 and respectfully requests a **favorable** report.

AK/sm

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

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

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