



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

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

From: Michael Braverman, Housing Commissioner

Handwritten initials in blue ink, appearing to be 'MBW'.

Date: August 9, 2019

Re: **City Council Bill 19-0367: Rezoning – 129 and 131 South Schroeder Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0367, for the purpose of changing the zoning for the properties known as 129 and 131 South Schroeder Street (Block 0252, Lots 052 and 051), from the R-8 Zoning District to the C-2 Zoning District.

The applicant seeks to change the zoning of these properties to continue operating a tavern on the property. Taverns are not permitted as Neighborhood Commercial Establishments in residential districts, even as conditional uses. The Planning Department staff found that there has not been significant change in the neighborhood that would invalidate the current R-8 zoning, and that the current zoning reflects the use and physical form of the surrounding neighborhood.

The Planning Commission resolved not to concur with its Departmental staff's recommendation for an unfavorable report. Instead, the Commission recommended that the City Council include amendments adding 934 West Pratt Street to the bill and rezoning the properties to the C-1 District. The Board of Municipal and Zoning Appeals concurred with the Planning Commission resolution.

DHCD has no objection to City Council Bill 19-0367.

MB:td

Cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*
Mr. Nicholas Blendy, *Mayor's Office of Government Relations*
Mr. Eric Tiso, *Department of Planning*