



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: September 26, 2023

### Re: City Council Bill 23-0393 Street Encroachment - 3424 Toone Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0393 for the purpose of permitting, subject to certain conditions, the construction and maintenance of a portion of a building projecting into the public right-of-way on the west side of Baylis Street, on the property known as 3424 Toone Street; and providing for a special effective date.

If enacted, City Council Bill 23-0393 would allow the applicant to build a second-floor encroachment on the east side of the building located at 3424 Toone Street, in the Canton neighborhood. The property currently has active permits to perform interior and exterior renovation including; demolition to a portion of the rear of the building and construction of an infill addition on the rear of the first-floor, new 2-story rear additions on the 2<sup>nd</sup> and 3<sup>rd</sup> floors and a 4<sup>th</sup> floor addition. The fourth floor will have 2 decks and a penthouse.

City Council Bill 23-0393 would permit the construction at 3424 Toone Street to permanently encroach on the public right of way. The planned encroachment is a minor projection into the public right-of-way and would not interfere with any of DHCD's Development Plans or pose a threat to public safety or welfare.

DHCD does not object to the approval of the proposed encroachment. The subject property is not in close proximity to any of DHCD's Impact Investment Areas or Community Development Zones. The site is located in a NRHP District (National Register of Historic Places) but not located in a local historic preservation district, nor is it within an Urban Renewal Plan (URP) area.

The Department of Housing and Community Development **does not object** to the passage of City Council Bill 23-0393 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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