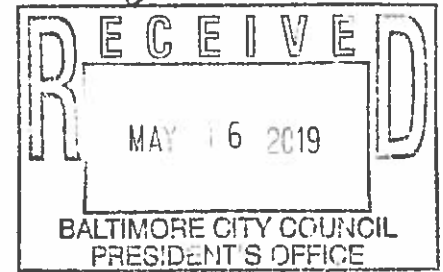




BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

no objection



MEMORANDUM

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

From: Michael Braverman, Housing Commissioner *MB*

Date: May 14, 2019

Re: **City Council Bill 19-0356, Zoning Map Amendment – 123 Chester Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0356, for the purpose of amending the Zoning District Map for the R-8 zoned property known as 123 South Chester Street, to apply a Rowhouse Mixed-Use Overlay District (R-MU) designation; and providing for a special effective date.

The R-MU Zoning District will allow the occupant of the property, a restaurant known as Charmed Kitchen, to apply for outdoor seating as a conditional use. The Department of Planning Staff recommended disapproval of the bill. The Zoning Code specifies that the R-MU Zoning District may only be applied to a minimum of 50% of the blockface or two opposing corner lots. According Planning Department Staff, neither of those conditions was met. There was also disagreement between the Planning Department Staff and the applicant's attorney regarding whether alleys constitute "streets" under the City Code. If so, the requirement that the R-MU Zoning District may only be applied to a minimum of 50% of the blockface would be met in this instance.

At its regular meeting of April 18, 2019, the Planning Commission resolved not to concur with the recommendation of its departmental staff for disapproval of the bill. In their opinion, outdoor seating at this location is consistent with the character of neighborhood.

DHCD has reviewed City Council Bill 19-0356 and has no objections to the passage of the bill.

MB:td

cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*

