



MEMORANDUM

STEPHANIE
RAWLINGS-BLAKE,
Mayor

PAUL T. GRAZIANO,
Executive Director, HABC
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: August 8, 2012

Re: **City Council Bill 12-0097 – Rezoning – Properties in the Coldstream Homestead Montebello Urban Renewal Area**

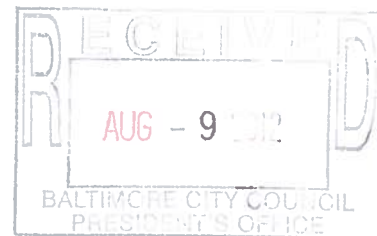
The Department of Housing and Community Development has reviewed City Council Bill 12-0097, which was introduced for the purpose of changing the zoning for certain properties in the Coldstream Homestead Montebello Urban Renewal Area: as outlined in red on the accompanying plats, from the B-1-2 Zoning District to the R-6 Zoning District; as outlined in pink on the accompanying plats, from the B-2-2 Zoning District to the R-6 Zoning District; as outlined in lavender on the accompanying plats, from the R-7 Zoning District to the R-6 Zoning District; as outlined in turquoise on the accompanying plats, from the R-7-P Zoning District to the R-6 Zoning District; and as outlined in blue on the accompanying plats, from the R-8 Zoning District to the R-6 Zoning District.

This bill, if adopted, would re-zone certain properties in the southern portion of the Coldstream Homestead Montebello (CHM) neighborhood from their existing Zoning District designations to the R-6 Zoning District. It is the understanding of the Department of Housing and Community Development that the residents of CHM are concerned about the state of conversions of properties in the neighborhood from single-family dwelling units to multi-family dwelling units. This bill, if adopted, directly addresses these concerns by effectively preventing by-right conversions from occurring in this portion of southern CHM, as properties located in an R-6 Zoning District are prohibited from being lawfully converted into multi-family dwelling units.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 12-0097.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Kaliopé Parthemos, *Deputy Mayor*



No Obj.