



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: May 29, 2012

Re: **City Council Bill 12-0051 – Rezoning – 1220 South East Avenue**

The Department of Housing and Community Development has reviewed City Council Bill 12-0051, which was introduced for the purpose of changing the zoning for the property known as 1220 South East Avenue, as outlined in red on the accompanying plat, from the M-2-2 Zoning District to the R-8 Zoning District.

The bill would allow the subject property to have its zoning use changed from its current M-2-2 light industrial to the R-8 multi-family residential designation, which is in line with the substantial change in character in the neighborhood's shift to being a predominately residential area that occurred over the past two decades. Additionally, it is the understanding of the Department of Housing and Community Development that the applicant for this legislation recently purchased this property and intends to combine it with the adjacent property, 1202 South East Avenue, which the applicant already owns (and was re-zoned to R-8 in 2011) so as to do new, multi-family residential development on the consolidated site location, subject to obtaining all appropriate permits and approvals from various departments.

The Department of Housing and Community Development has no objection to the adoption of City Council Bill 12-0051.

PTG:nb

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



No obj.