



# MEMORANDUM

STEPHANIE  
RAWLINGS-BLAKE,  
Mayor

PAUL T. GRAZIANO,  
Executive Director, HABCD  
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: October 4, 2011

Re: **City Council Bill 11-0635 - Rezoning - 3700 Pennington Avenue**

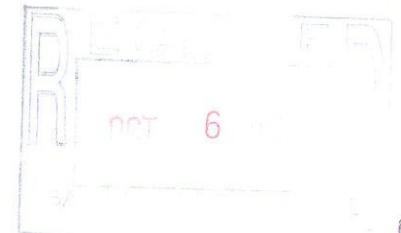
The Department of Housing and Community Development has reviewed City Council Bill 11-0635, which was introduced for the purpose of changing the zoning of a portion of the property known as 3700 Pennington Avenue, as outlined in red on the accompanying plat, from the R-7 Zoning District to the M-2-1 Zoning District.

The bill would allow the subject property, which was previously operated as a tavern until some point in the 1990s, and has since been renovated to allow the placement and operation of light manufacturing equipment. The subject property is bordered on one side by residential housing and the other by a street and, across the street, an electrical substation. As such, the Planning Department believes that it is not conducive to an R-7 designation, but recommends an amendment to change the zoning to an "M-1-1" designation, which would, among other corrective changes, a change in allow for light industrial uses while serving as an appropriate buffer between the residential areas and more intense industrial uses in the area.

The Department of Housing and Community Development has no objection to the amendment and adoption of City Council Bill 11-0635.

PTG:nb

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



*Rawly/A*