


The Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**

## MEMORANDUM

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

From: Michael Braverman, Housing Commissioner 

Date: November 22, 2017

Re: **City Council Bill 17-0106 - Rezoning – 3601-3605 Park Heights Avenue**

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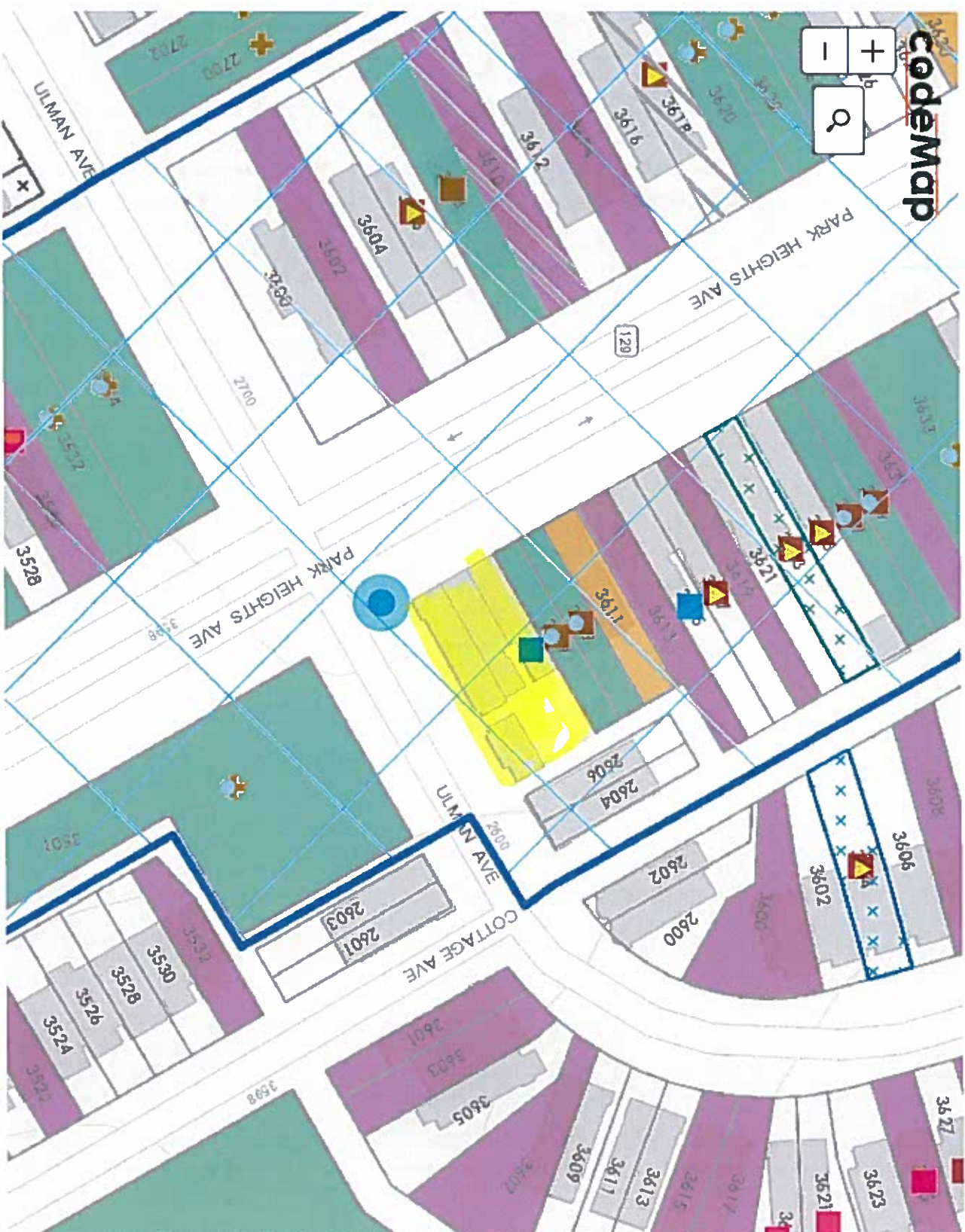
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0106 for the purpose of changing the zoning for the property known as 3601-3605 Park Heights Avenue from the R-6 Zoning District to the C-1 Zoning District.

If enacted, this bill, a companion bill to City Council Bill 17-0107 (*Zoning – Conditional Use Retail Goods Establishment (With Alcoholic Beverages Sales) – 3601-3605 Park Heights Avenue*) would allow the rezoning of property to support the continued operation of a liquor store in a mostly residential historic Park Heights neighborhood. The property was rezoned from B-1-2 to R-6 in June 2017 as part of the new zoning code to be consistent with the residential character of the row of houses on both sides of the 3600 block, as well as the residential housing on both sides of the 3400, 3500, 3700 and 3800 blocks of Park Heights Avenue.

The Department of Housing and Community Development agrees with the analysis and recommendations in the Staff Report from the Department of Planning to the Planning Commission, dated September 28, 2017. The analysis concludes that the proposed rezoning of the property to allow the continued operation of a non-conforming liquor store is not in the public's interest because it does not support the on-going revitalization efforts of the Park Heights neighborhood through improving the areas residential character and curb appeal. HCD does not support the passage of City Council Bill 17-0106.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*



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