


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 17-0107 – Zoning – Conditional Use Retail Goods Establishments (With Alcoholic Beverages Sales) – 3601-3605 Park Heights Avenue**

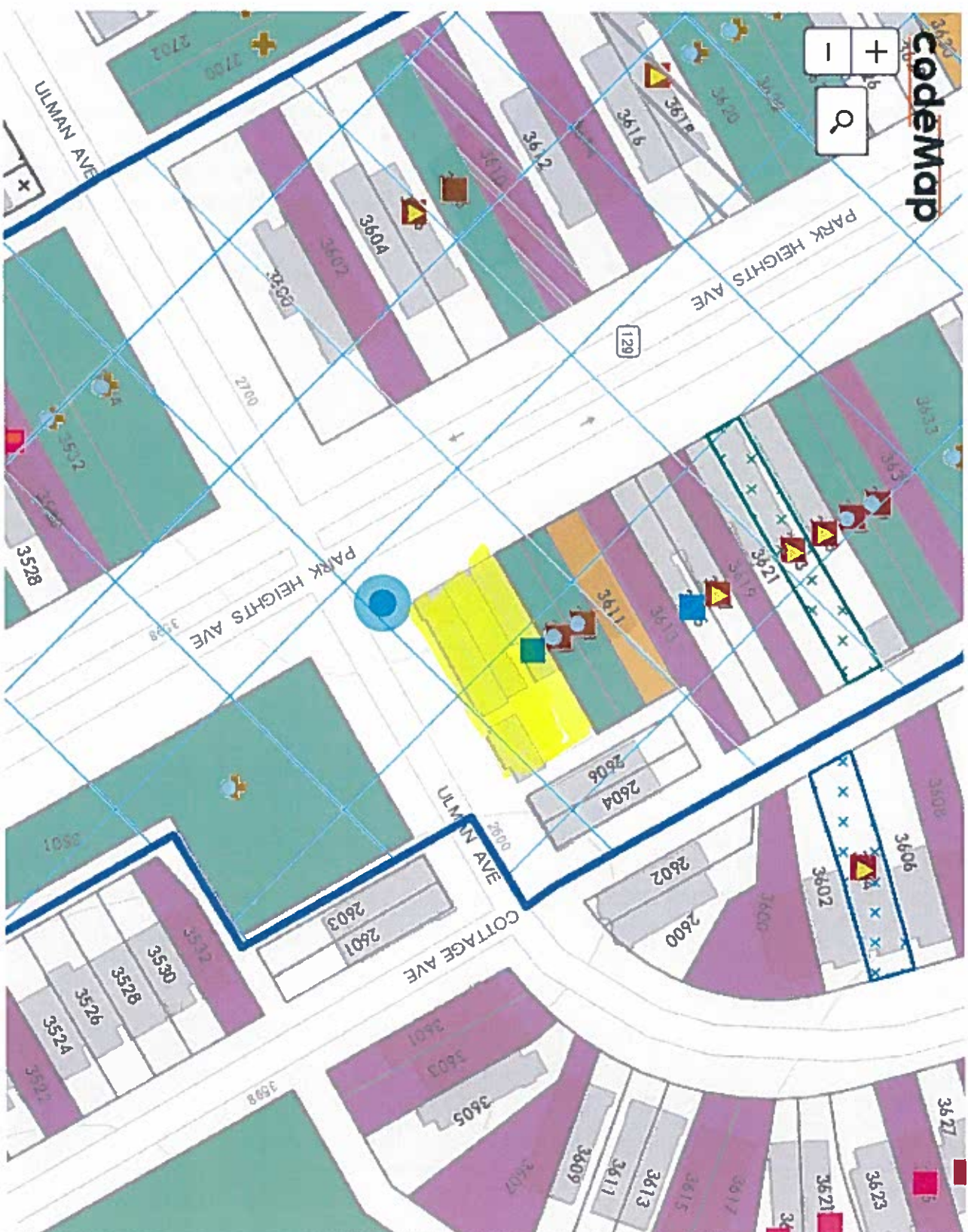
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0107 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a retail goods establishment (with alcoholic beverages sales) on the property known as 3601-3605 Park Heights Avenue.

If enacted, this bill, and the passage of companion City Council Bill 17-0106 (*Rezoning – 3601-3605 Park Heights Avenue*) would allow the continued operation of a liquor store in a mostly residential historic Park Heights neighborhood. The property at 3601-3605 Park Heights Avenue 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 the area, including residential property on both sides of the 3600 block, as well as 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 change is not in the public's interest because the operation of a liquor store does not support the on-going revitalization efforts of the Park Heights neighborhood and the intent of the Zoning Code, which is "to promote and protect public health, welfare, and quality of life for current and future generations". HCD does not support the passage of City Council Bill 17-0107.

MB:sd

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



CodeMap

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