



BALTIMORE HOUSING

STEPHANIE
RAWLINGS-BLAKE
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

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

From: Paul T. Graziano, Commissioner
KW for PTG

Date: September 22, 2015

Re: **City Council Bill 14 - 0426 - Rezoning – 1713 East Pratt Street**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 14-0426 for the purpose of changing the zoning for the property known as 1713 East Pratt Street, from the R-8 Zoning District to the B-2-2 Zoning District.

If enacted, this bill would change the zoning for property that is located in an historic district and close to R-8 zoned properties so development of the property would be more appropriate for the site and more compatible to existing residential property. The rezoning would reduce the intensity of commercial use allowed from the B-3-3 category to the B-2-2 category. The developer is interested in renovating the vacant 90-year old former factory building as flexible office space and retaining the restaurant for street-level commercial use.

The Department of Housing and Community Development supports the passage of City Council Bill 14-0426.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Mr. Colin Tarbert, *Deputy Mayor*

