

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: February 16, 2018

Re: City Council Bill 17-0151 – Rezoning – 3310 Ridgewood Avenue

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0151 for the purpose of changing the zoning for the property known as 3310 Ridgewood Avenue (Block 3193A, Lot 071) from the TOD-2 Zoning District to the I-2 Zoning District.

The Department of Planning does not support the passage of this bill and the Planning Commission concurs with the Department of Planning's recommendation. According to the analysis done by the Department of Planning, there is no need to rezone the property for the purpose of removing it from nonconforming status. Because the nonconforming use happened as part of the new zoning code, the nonconforming use of the property can continue indefinitely regardless of the ownership.

The Department of Housing and Community Development defers to the Department of Planning on the passage of City Council Bill 17-0151.

MB:sd

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