

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

MB

Date: August 24, 2018

Re: **City Council Bill 17-0122 - Rezoning – 1 North Haven Street**

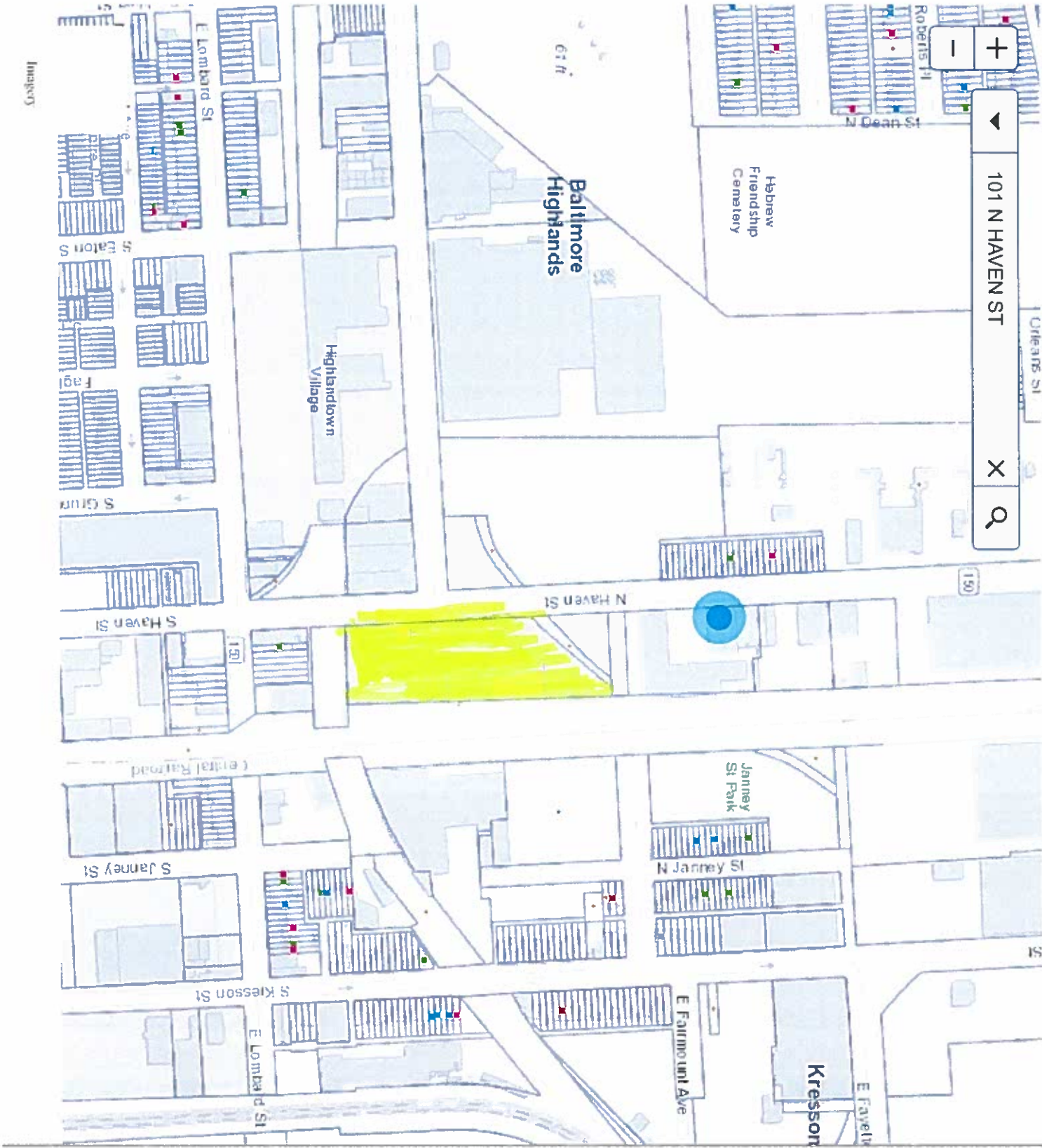
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0122, for the purpose of changing the zoning for the property known as 1 North Haven Street from the I-2 Zoning District to the I-MU Zoning District.

If enacted, this bill would change the zoning of an industrial zoned property in an industrial district from I-2 to I-MU. The property is located on a major truck route (Haven Street) that serves the Port of Baltimore. If this bill is passed and the zoning is changed the new zoning would allow residential development to be built in an industrial district that could start the deterioration of a cohesive industrial district. Cohesive industrial districts in the City support important industrial and manufacturing uses and should be maintained. The current use of this building as office space and a brewery are allowed by the existing I-2 Zoning District and may continue to operate.

The Department of Housing and Community Development supports the recommendation from the Department of Planning and does not support the passage of City Council Bill 17-0122.

MB:sd

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



codeMa

Focus Areas

Project COI

Phase 1

Phase 2

Phase 3

Phase 4

Comm De

Major Rede

Major R

Popplet

Streamline

Opportunil

CE Internal

DHCD Acqr

Demolition

Non-CC

Contiguc

EOG Res

Potential

Demo W

Deed Date

Pb Outstand

Water Cons

BPD

BRNI, CL, CI

Liquor

HABC Scott