



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: January 22, 2019

Re: **City Council Bill 18-0299, Rezoning – 2501-13, 2515, and 2525 West Franklin Street and 330 North Warwick Avenue**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0299, for the purpose of changing the zoning for the property known as 2501-13 West Franklin Street from the C-2 Zoning District to the C-3 Zoning District, and changing the zoning of the properties known as 2515, and 2525 West Franklin Street, and 330 North Warwick Avenue, from the I-1 Zoning District to the C-3 Zoning District.

This rezoning request was brought about by the desire of the property owners to redevelop the properties as a new McDonald's restaurant and retail stores with associated parking. The properties are currently used a warehouse building with a restaurant (330 North Warwick Avenue), and a McDonald's restaurant (2501 West Franklin Street). The other two properties are used as a surface parking lot and materials storage.

HCD has no objections to the passage of CB18-0299.

MB:td

cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*