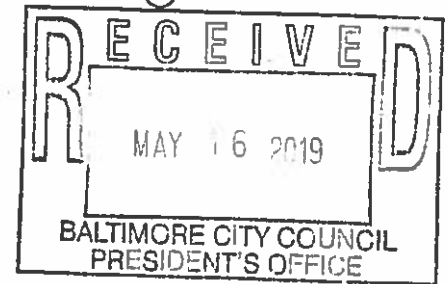




BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

no objection



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: May 14, 2019

Re: City Council Bill 19-0333, Rezoning – 801-803 North Chester Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0333, for the purpose of changing the zoning for the properties known as 801-803 North Chester Street from the R-8 Zoning District to the C-1 Zoning District.

If enacted, this bill will allow The Land of Kush, Inc. to consolidate 801 and 803 North Chester Street and operate the ground level of the property as a restaurant while using the top floor as a rental property. The property at 801 North Chester Street has a conditional use permit that allows the property to be used as a restaurant and is not in need of any zoning change. 803 North Chester Street, however, is in the R-8 Zoning District and would need to be commercially zoned for the petitioner to consolidate the properties for their restaurant.

The Department of Planning Staff recommended disapproval of the bill. The property has been used residentially since at least 1971, and in their opinion, it was appropriately placed in the R-8 Zoning District during the comprehensive rezoning in 2017. The Planning Commission voted not to concur with the departmental staff's recommendation, and instead determined that there has been a substantial change in the character of the neighborhood that warrants a map amendment regarding 803 North Street Chester.

DHCD has reviewed City Council Bill 19-0333 and does not object to the passage of the bill.

MB:td

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

