



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## MEMORANDUM

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

From: Michael Braverman, Housing Commissioner *MB*

Date: August 8, 2019

Re: **City Council Bill 19-0369: Rezoning – 2809 Belmont Ave.**

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The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0369, for the purpose of changing the zoning for the property known as 2908 Belmont Avenue (Block 2332D, Lot 038), from the R-6 Zoning District to the C-1 Zoning District.

Without rezoning to C-1, this property will be subject to the requirement in the 2017 Zoning Code that non-conforming retail goods establishments stop selling liquor. In its staff report, the Department of Planning noted that this property is on a block uniformly comprised of two-story rowhouses. The surrounding Rosemont neighborhood has a similar residential character, for which the R-6 zoning district is appropriate.

At its regular meeting on May 9, 2019, the Planning Commission resolved not to concur with the recommendation of its Departmental staff, arguing instead that the Mayor and City Council did not take notice of the existing commercial use of the property at the time of the Comprehensive Rezoning of the City in 2017, and that this business had been in continuous operation for an extensive period of time, and therefore there was a mistake in assigning this property R-6 zoning.

DHCD agrees with the Department of Planning staff report and does not support passage of City Council Bill 19-0369.

MB:td

Cc: Mr. Jeffrey Amoros, *Mayor's Office of Government Relations*  
Mr. Nicholas Blendy, *Mayor's Office of Government Relations*  
Mr. Eric Tiso, *Department of Planning*