



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

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Date: November 14, 2019

Re: **City Council Bill 19-0384 Rezoning - 3302 Edgewood Street (aka 3500 West Forest Park Avenue)**

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The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0384 for the purpose of changing the zoning for the property known as 3302 Edgewood Street (aka 3500 West Forest Park Avenue) (Block 2911, Lot 023), as outlined in red on the accompanying plat, from the R-1 Zoning District to the C-1 Zoning District.

If enacted, this bill will rezone 3302 Edgewood Street from the R-1 to the C-1 Zoning District. This rezoning is intended to allow the existing nonconforming retail goods establishment with alcoholic beverage sales in the rear portion of the property to remain.

At its regular meeting of June 20, 2019, the Planning Commission concurred with the Department of Planning Staff recommendation of disapproval of this Bill. Planning departmental staff determined that this change is not in the public's interest, in that it will make this property usable in its entirety for commercial use without providing any buffer from the existing homes surrounding this property. Residential use of the surrounding blocks has remained consistent since the comprehensive rezoning of the City and R-1 zoning is appropriate for this area.

DHCD has reviewed City Council Bill 19-0384 and recommends **disapproval**.

MB:sm

cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*