

Ordinance #250873 (Rezoning)

CD-CPC-2025-00109 Hedgepath Rezoning

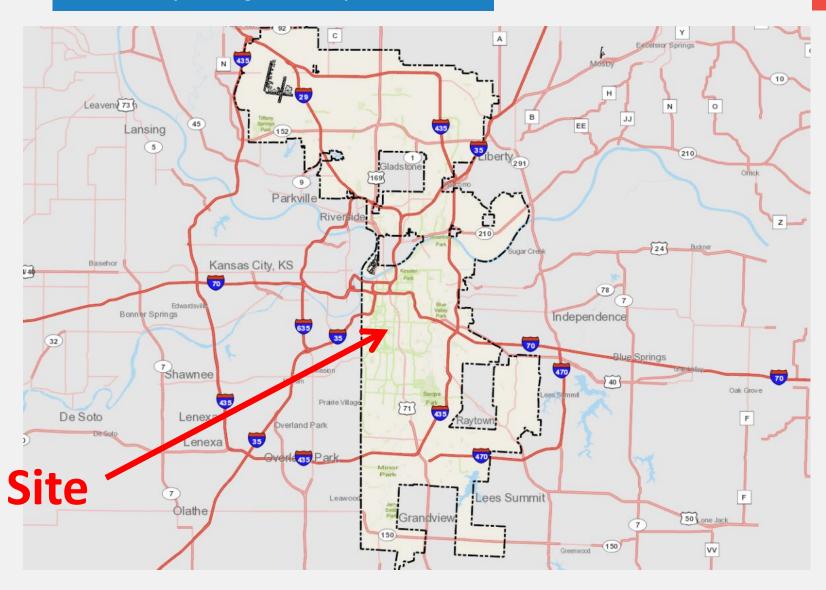
October 14, 2025

Neighborhood Planning and Development Committee

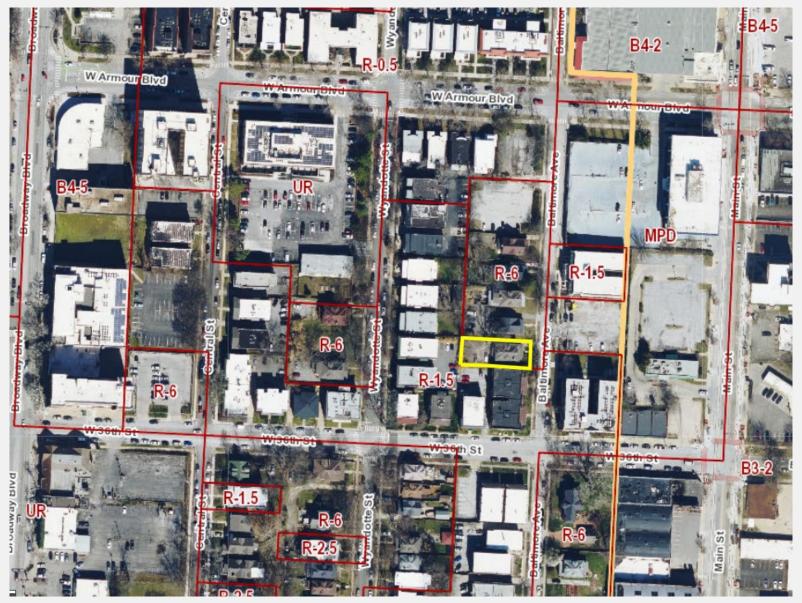


City Planning and Development

Location









History

- Structure caught fire March 30, 2025
- Needs a full interior remodel





History

- Variance Application from 1980
 - To allow for an additional unit to duplex
- No records for if approved or denied

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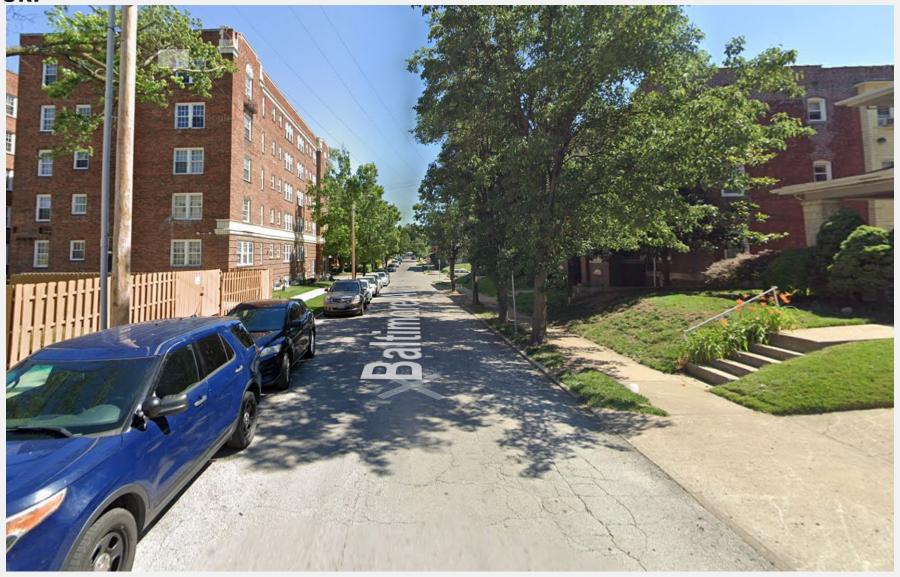


Key Notes

- R-6 only allows for duplex on corner lots
- R-1.5 would match zoning to south, east and portion of west
- Not enough evidence for CLNU
- A house on the block does have a CLNU







View looking south on Baltimore Avenue



View looking north on Baltimore Avenue



CPC & Staff Recommendation

Approval without Conditions