

**CITY OF BALTIMORE  
COUNCIL BILL 22-0321  
(First Reader)**

---

Introduced by: Councilmember Cohen  
At the request of: Bank Spring ZB, LLC  
Address: c/o Caroline L. Hecker, Esq.  
Rosenberg Martin Greenberg, LLP  
25 S. Charles Street, Suite 21<sup>st</sup> Floor  
Baltimore, MD 21201  
Telephone: (410) 727-6600

Introduced and read first time: December 5, 2022

Assigned to: Economic and Community Development Committee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Planning Commission, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City, Fire Department

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 1419 to 1431 Bank Street and 409 South Spring Street**

3 FOR the purpose of changing the zoning for the properties known as 1419 to 1431 Bank Street  
4 (Block 1433, Lots 043, 044, 045, 046, 047, and 048/050) and 409 South Spring Street  
5 (Block 1433, Lot 051/060), as outlined in red on the accompanying plat, from the R-8 and  
6 IMU-1 Zoning Districts to the C-2 Zoning District, and providing for a special effective date.

7 BY amending

8 Article - Zoning  
9 Zoning District Maps  
10 Sheet 56  
11 Baltimore City Revised Code  
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14 Sheet 56 of the Zoning District Maps is amended by changing from the R-8 Zoning District to  
15 the C-2 Zoning District the properties known as 1419 to 1431 Bank Street (Block 1433,  
16 Lots 043, 044, 045, 046, 047, and 048/050), and from the IMU-2 Zoning District to the C-2  
17 Zoning District the property known as 409 South Spring Street (Block 1433, Lot 051/060), as  
18 outlined in red on the plat accompanying this Ordinance.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
20 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
21 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
22 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
23 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 22-0321**

1 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
2 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
3 the Zoning Administrator.

4 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
5 enacted.