

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 15-0601

Introduced by: Councilmember Kraft
At the request of: H&S Properties, Inc.
Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South
Charles Street, 21st Floor, Baltimore, Maryland 21201
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Introduced and read first time: December 7, 2015
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: March 21, 2016

AN ORDINANCE CONCERNING

Rezoning Zoning – 609-611 South Caroline Street –
Correcting Erroneous Zoning Classification

FOR the purpose of ~~changing the zoning for~~ correcting an error on Sheet 57 of the Zoning District
Maps by changing that Sheet’s erroneous zoning classification for the property known as
609-611 South Caroline Street, as outlined in red on the accompanying plat, from the B-1-2
Zoning District to the M-3 Zoning District.

BY correcting and amending

Article - Zoning
Zoning District Maps
Sheet(s) 57
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 07-429 (Bill 06-0464), the Mayor and City Council rezoned
certain properties in Historic Southeast Baltimore. As introduced, Bill 06-0464
proposed to rezone the property known as 609 S. Caroline Street (a/k/a 609-611 S.
Caroline Street), among other properties, “from the M-3 Zoning District to the B-
1-2 Zoning District, as outlined in purple on the accompanying plat”. During the
legislative process, however, the bill was amended to strike 609 S. Caroline Street
from the list of properties to be rezoned. Still, the revised plat that later
accompanied the amended 3rd Reader of the bill failed to remove the “outlin[e] in
purple” for 609 S. Caroline Street and, thus, failed to reflect the fact that 609 S.
Caroline Street was not to be rezoned. As a result, Sheet 57 of the City’s Zoning
District Maps now reflects that 609 S. Caroline Street was rezoned to the B-1-2
Zoning District.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 The purpose of this legislation, therefore, is to formally correct the error
2 reflected on Sheet 57 of the Zoning District Maps, thus confirming the property's
3 continued M-3 Zoning District classification.

4 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
5 Sheet 57 of the Zoning District Maps is corrected and amended by changing ~~from the B-1-2~~
6 ~~Zoning District to the M-3 Zoning District~~ that Sheet's zoning classification for the property
7 known as 609-611 South Caroline Street, as outlined in red on the plat accompanying this
8 Ordinance, from the B-1-2 Zoning District to the M-3 Zoning District.

9 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
10 accompanying plat and in order to give notice to the agencies that administer the City Zoning
11 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
12 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
13 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
14 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
15 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
16 the Zoning Administrator.

17 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
18 after the date it is enacted.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City