



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0618

Rezoning - 1220-1222 West North Avenue

Sponsor: Councilmember Pinkett

Introduced: September 21, 2020

Purpose:

For the purpose of changing the zoning for the property known as 1220-1222 West North Avenue (Block 3415, Lot 011), as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

Effective: The 30th day after the date it is enacted

Agency Reports

Planning Commission	Unfavorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority	

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 44. Baltimore City Revised Code (Edition 2000).

Article 32 – Zoning, Section 18-701 requires, with limited exceptions, the termination of retail goods establishments with alcoholic beverage sales in residential districts no later than June 4, 2019.

Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

- (1) a substantial change in the character of the neighborhood where the property is located; or
- (2) a mistake in the existing zoning classification.

Background

The bill would change the zoning for the property known as 1220-1222 West North Avenue from the OR-1 Zoning District to the C-1 Zoning District. 1220 and 1222 W. North Avenue were consolidated in 1980. The property is located mid-block on the north side of North Avenue between McCullough Street and Druid Hill Avenue. It is zoned OR-1/RM-U and measures 30' by 90'. The property is improved with a three-story brick building that has been most recently used as a liquor store and retail clothing store on the ground floor and formerly had residential apartments above.

The property is located within the Penn-North neighborhood, which is predominantly residential in nature, with periodic institutional or commercial uses throughout. The North Avenue corridor is primarily commercial with a variety of neighborhood-serving businesses.

The intended purposes for the property's current and proposed zoning districts, as described in Article 32, are below:

Current Zoning District – OR-1

OR Office-Residential Zoning Districts are intended for areas where there is a mix of office and residential uses. The regulations for these Districts are designed to ensure that office uses remain compatible with residential uses, thereby permitting the area to maintain a more residential character.

Proposed Zoning District – C-1

The C-1 Neighborhood Business Zoning District is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood. The C-1 District standards are crafted to: (1) ensure compatibility between neighboring residential and commercial uses; (2) maintain the proper scale of commercial use; and (3) address the unique issues related to smaller commercial sites.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0618.

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