

**CITY OF BALTIMORE  
ORDINANCE \_\_\_\_\_  
Council Bill 04-0004**

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Introduced by: Councilmembers Branch, Young  
At the request of: East Baltimore Development, Inc.  
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore,  
Maryland 21201  
Telephone: 410-727-6600

Introduced and read first time: December 9, 2004

Assigned to: Urban Affairs Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: June 13, 2005; Returned to Committee: August 15, 2005

Read second time: September 19, 2005

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**AN ORDINANCE CONCERNING**

**Rezoning — New East Baltimore Community**

1  
2 FOR the purpose of changing the zoning of the area outlined in red on the accompanying  
3 amended plat, consisting of the properties listed on Exhibit 1 attached to and made part of  
4 this Ordinance, together with the adjoining roads, highways, alleys, rights-of-way, and other  
5 similar property, from the R-8 Zoning District to the B-2-3 Zoning District; and providing  
6 for a special effective date.

7 BY amending

- 8 Article - Zoning
- 9 Zoning District Maps
- 10 Sheet(s) 47
- 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 47 of the Zoning District Maps is amended by changing from the R-8 Zoning District to  
15 the B-2-3 Zoning District the area outlined in red on the amended plat accompanying this  
16 Ordinance, consisting of the properties listed on Exhibit 1, attached to and made part of this  
17 Ordinance, together with the adjoining roads, highways, alleys, rights-of-way, and other similar  
18 property.

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;

**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.

1 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
2 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
3 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
4 the Zoning Administrator.

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

1  
2

**Exhibit 1  
Properties to be Rezoned**

3 **Ward 7, Section 50:**  
4 **Block 1581**

- 5 930 McDonogh Street
- 6 932 McDonogh Street
- 7 934 McDonogh Street
- 8 936 McDonogh Street
- 9 1713 East Eager Street
- 10 1711 East Eager Street
- 11 1709 East Eager Street
- 12 1707 East Eager Street
- 13 1705 East Eager Street
- 14 1703 East Eager Street
- 15 947 North Broadway
- 16 945 North Broadway
- 17 943 North Broadway
- 18 941 North Broadway
- 19 939 North Broadway
- 20 937 North Broadway
- 21 933-35 North Broadway
- 22 1702 Barnes Street
- 23 1704 Barnes Street

24 **Block 1582**

- 25 928 Rutland Avenue
- 26 930 Rutland Avenue
- 27 932 Rutland Avenue
- 28 934 Rutland Avenue
- 29 1747 East Eager Street
- 30 1745 East Eager Street
- 31 1743 East Eager Street
- 32 1741 East Eager Street
- 33 1739 East Eager Street
- 34 1737 East Eager Street
- 35 1735 East Eager Street
- 36 1733 East Eager Street
- 37 1731 East Eager Street
- 38 1729 East Eager Street
- 39 1727 East Eager Street
- 40 1725 East Eager Street
- 41 1723 East Eager Street
- 42 1721 East Eager Street
- 43 1719 East Eager Street
- 44 1717 East Eager Street
- 45 1715 East Eager Street
- 46 937 McDonogh Street
- 47 935 McDonogh Street
- 48 933 McDonogh Street
- 49 931 McDonogh Street

- 1 1712 Barnes Street
- 2 1714 Barnes Street
- 3 1716 Barnes Street
- 4 1718 Barnes Street
- 5 1720 Barnes Street
- 6 1722 Barnes Street
- 7 1728 Barnes Street

**Block 1583**

- 8
- 9 928 McDonogh Street
- 10 926 McDonogh Street
- 11 924 McDonogh Street
- 12 922 McDonogh Street
- 13 920 McDonogh Street
- 14 918 McDonogh Street
- 15 916 McDonogh Street
- 16 914 McDonogh Street
- 17 912 McDonogh Street
- 18 910 McDonogh Street
- 19 908 McDonogh Street
- 20 906 McDonogh Street
- 21 904 McDonogh Street
- 22 902 McDonogh Street
- 23 1714 Ashland Avenue
- 24 1712 Ashland Avenue
- 25 1710 Ashland Avenue
- 26 1708 Ashland Avenue
- 27 1706 Ashland Avenue
- 28 1704 Ashland Avenue

**Block 1584**

- 29
- 30 1746 Ashland Avenue
- 31 1744 Ashland Avenue
- 32 1742 Ashland Avenue
- 33 1740 Ashland Avenue
- 34 1738 Ashland Avenue
- 35 1736 Ashland Avenue
- 36 1734 Ashland Avenue
- 37 1732 Ashland Avenue
- 38 1728-1730 Ashland Avenue
- 39 1726 Ashland Avenue
- 40 1724 Ashland Avenue
- 41 1722 Ashland Avenue
- 42 1720 Ashland Avenue
- 43 1718 Ashland Avenue
- 44 1716 Ashland Avenue
- 45 903 McDonogh Street
- 46 905 McDonogh Street
- 47 907 McDonogh Street
- 48 909 McDonogh Street
- 49 911 McDonogh Street

- 1 913 McDonogh Street
- 2 915 McDonogh Street
- 3 917 McDonogh Street
- 4 919 McDonogh Street
- 5 921 McDonogh Street
- 6 923 McDonogh Street
- 7 925 McDonogh Street
- 8 927 McDonogh Street
- 9 929 McDonogh Street
- 10 ~~1707 Barnes Street~~
- 11 ~~1709 Barnes Street~~
- 12 ~~1711 Barnes Street~~
- 13 ~~1713 Barnes Street~~
- 14 ~~1715 Barnes Street~~
- 15 ~~1717 Barnes Street~~
- 16 926 Rutland Avenue
- 17 924 Rutland Avenue
- 18 922 Rutland Avenue
- 19 920 Rutland Avenue
- 20 918 Rutland Avenue
- 21 916 Rutland Avenue
- 22 914 Rutland Avenue
- 23 912 Rutland Avenue
- 24 910 Rutland Avenue
- 25 908 Rutland Avenue
- 26 906 Rutland Avenue
- 27 904 Rutland Avenue
- 28 902 Rutland Avenue
- 29 900 Rutland Avenue
- 30 901 Shuter Street
- 31 903 Shuter Street
- 32 905 Shuter Street
- 33 907 Shuter Street
- 34 909 Shuter Street
- 35 911 Shuter Street
- 36 913 Shuter Street
- 37 915 Shuter Street
- 38 917 Shuter Street
- 39 919 Shuter Street
- 40 921 Shuter Street
- 41 923 Shuter Street
- 42 922 Shuter Street
- 43 920 Shuter Street
- 44 918 Shuter Street
- 45 916 Shuter Street
- 46 914 Shuter Street
- 47 912 Shuter Street
- 48 910 Shuter Street
- 49 908 Shuter Street
- 50 906 Shuter Street
- 51 904 Shuter Street

- 1           902 Shuter Street
- 2           900 Shuter Street
  
- 3           **Block 1585**
- 4           1838 Ashland Avenue
- 5           1836 Ashland Avenue
- 6           1834 Ashland Avenue
- 7           1832 Ashland Avenue
- 8           1830 Ashland Avenue
- 9           1828 Ashland Avenue
- 10          1826 Ashland Avenue
- 11          1824 Ashland Avenue
- 12          1822 Ashland Avenue
- 13          1820 Ashland Avenue
- 14          1818 Ashland Avenue
- 15          1816 Ashland Avenue
- 16          1814 Ashland Avenue
- 17          1812 Ashland Avenue
- 18          1810 Ashland Avenue
- 19          1808 Ashland Avenue
- 20          1806 Ashland Avenue
- 21          1804 Ashland Avenue
- 22          1802 Ashland Avenue
- 23          1800 Ashland Avenue
- 24          901 Rutland Avenue
- 25          903 Rutland Avenue
- 26          905 Rutland Avenue
- 27          907 Rutland Avenue
- 28          909 Rutland Avenue
- 29          911 Rutland Avenue
- 30          913 Rutland Avenue
- 31          915 Rutland Avenue
- 32          917 Rutland Avenue
- 33          919 Rutland Avenue
- 34          921 Rutland Avenue
- 35          923 Rutland Avenue
- 36          925 Rutland Avenue
- 37          927 Rutland Avenue
- 38          929 Rutland Avenue
- 39          931 Rutland Avenue
- 40          933 Rutland Avenue
- 41          935 Rutland Avenue
- 42          937 Rutland Avenue
- 43          939 Rutland Avenue
- 44          941 Rutland Avenue
- 45          1801-1803 East Eager Street
- 46          1805 East Eager Street
- 47          1807 East Eager Street
- 48          1809 East Eager Street
- 49          1811 East Eager Street
- 50          1813 East Eager Street

- 1 1815 East Eager Street
- 2 1817 East Eager Street
- 3 1819 East Eager Street
- 4 1821 East Eager Street
- 5 1823 East Eager Street
- 6 1825 East Eager Street
- 7 1827 East Eager Street
- 8 1829 East Eager Street
- 9 1831 East Eager Street
- 10 1833 East Eager Street
- 11 1835 East Eager Street
- 12 1837 East Eager Street
- 13 1839 East Eager Street
- 14 942 North Wolfe Street
- 15 940 North Wolfe Street
- 16 938 North Wolfe Street
- 17 936 North Wolfe Street
- 18 934 North Wolfe Street
- 19 932 North Wolfe Street
- 20 930 North Wolfe Street
- 21 928 North Wolfe Street
- 22 926 North Wolfe Street
- 23 924 North Wolfe Street
- 24 922 North Wolfe Street
- 25 920 North Wolfe Street
- 26 918 North Wolfe Street
- 27 916 North Wolfe Street
- 28 914 North Wolfe Street
- 29 912 North Wolfe Street
- 30 910 North Wolfe Street
- 31 908 North Wolfe Street
- 32 906 North Wolfe Street
- 33 904 North Wolfe Street
- 34 902 North Wolfe Street
- 35 900 North Wolfe Street
- 36 902 North Durham Street
- 37 904 North Durham Street
- 38 906 North Durham Street
- 39 908 North Durham Street
- 40 910 North Durham Street
- 41 912 North Durham Street
- 42 914 North Durham Street
- 43 916 North Durham Street
- 44 918 North Durham Street
- 45 920 North Durham Street
- 46 922 North Durham Street
- 47 924 North Durham Street
- 48 926 North Durham Street
- 49 928 North Durham Street
- 50 930 North Durham Street
- 51 932 North Durham Street

- 1 934 North Durham Street
- 2 936 North Durham Street
- 3 938 North Durham Street
- 4 940 North Durham Street
- 5 942 North Durham Street
- 6 944 North Durham Street
- 7 946 North Durham Street
- 8 948 North Durham Street
- 9 903 North Durham Street
- 10 905 North Durham Street
- 11 907 North Durham Street
- 12 909 North Durham Street
- 13 911 North Durham Street
- 14 913 North Durham Street
- 15 915 North Durham Street
- 16 917 North Durham Street
- 17 919 North Durham Street
- 18 921 North Durham Street
- 19 923 North Durham Street
- 20 925 North Durham Street
- 21 927 North Durham Street
- 22 929 North Durham Street
- 23 931 North Durham Street
- 24 933 North Durham Street
- 25 935 North Durham Street
- 26 937 North Durham Street
- 27 939 North Durham Street
- 28 941 North Durham Street
- 29 943 North Durham Street
- 30 945 North Durham Street
- 31 947 North Durham Street
- 32 949 North Durham Street
- 33 951 North Durham Street

**Ward 7, Section 30:**

**Block 1586**

- 36 901 North Wolfe Street
- 37 903 North Wolfe Street
- 38 905 North Wolfe Street
- 39 907 North Wolfe Street
- 40 909 North Wolfe Street
- 41 911 North Wolfe Street
- 42 913 North Wolfe Street
- 43 915 North Wolfe Street
- 44 917 North Wolfe Street
- 45 919 North Wolfe Street
- 46 921 North Wolfe Street
- 47 923 North Wolfe Street
- 48 925 North Wolfe Street
- 49 927 North Wolfe Street
- 50 929 North Wolfe Street

- 1 931 North Wolfe Street
- 2 933 North Wolfe Street
- 3 935 North Wolfe Street
- 4 937 North Wolfe Street
- 5 939 North Wolfe Street
- 6 941 North Wolfe Street
- 7 943 North Wolfe Street
- 8 945 North Wolfe Street
- 9 947 North Wolfe Street
- 10 949 North Wolfe Street
- 11 951 North Wolfe Street
- 12 953 North Wolfe Street
- 13 955 North Wolfe Street
- 14 957 North Wolfe Street
- 15 959 North Wolfe Street
- 16 961 North Wolfe Street
- 17 963-965 North Wolfe Street
- 18 967-969 North Wolfe Street
- 19 1905 East Eager Street
- 20 1907 East Eager Street
- 21 1909 East Eager Street
- 22 1911-1913 East Eager Street
- 23 1915 East Eager Street
- 24 1917 East Eager Street
- 25 1919 East Eager Street
- 26 1921 East Eager Street
- 27 1923 East Eager Street
- 28 1925 East Eager Street
- 29 968 North Washington Street
- 30 966 North Washington Street
- 31 964 North Washington Street
- 32 962 North Washington Street
- 33 960 North Washington Street
- 34 958 North Washington Street
- 35 956 North Washington Street
- 36 954 North Washington Street
- 37 952 North Washington Street
- 38 950 North Washington Street
- 39 948 North Washington Street
- 40 946 North Washington Street
- 41 944 North Washington Street
- 42 942 North Washington Street
- 43 940 North Washington Street
- 44 938 North Washington Street
- 45 936 North Washington Street
- 46 934 North Washington Street
- 47 932 North Washington Street
- 48 930 North Washington Street
- 49 928 North Washington Street
- 50 926 North Washington Street
- 51 924 North Washington Street

- 1 922 North Washington Street
- 2 920 North Washington Street
- 3 918 North Washington Street
- 4 916 North Washington Street
- 5 914 North Washington Street
- 6 912 North Washington Street
- 7 910 North Washington Street
- 8 908 North Washington Street
- 9 906 North Washington Street
- 10 904 North Washington Street
- 11 902 North Washington Street
- 12 900 North Washington Street
- 13 1922 Ashland Avenue
- 14 1920 Ashland Avenue
- 15 1918 Ashland Avenue
- 16 1916 Ashland Avenue
- 17 1914 Ashland Avenue
- 18 1910 Ashland Avenue
- 19 1908 Ashland Avenue
- 20 1906 Ashland Avenue
- 21 1904 Ashland Avenue
- 22 916 North Chapel Street
- 23 918 North Chapel Street
- 24 920 North Chapel Street
- 25 922 North Chapel Street
- 26 924 North Chapel Street
- 27 926 North Chapel Street
- 28 928 North Chapel Street
- 29 930 North Chapel Street
- 30 932 North Chapel Street
- 31 934 North Chapel Street
- 32 936 North Chapel Street
- 33 938 North Chapel Street
- 34 940 North Chapel Street
- 35 942 North Chapel Street
- 36 944 North Chapel Street
- 37 946 North Chapel Street
- 38 948 North Chapel Street
- 39 950 North Chapel Street
- 40 952 North Chapel Street
- 41 954 North Chapel Street
- 42 956 North Chapel Street
- 43 958 North Chapel Street
- 44 960 North Chapel Street
- 45 962 North Chapel Street
- 46 961 North Chapel Street
- 47 959 North Chapel Street
- 48 957 North Chapel Street
- 49 955 North Chapel Street
- 50 953 North Chapel Street
- 51 951 North Chapel Street

- 1 949 North Chapel Street
- 2 947 North Chapel Street
- 3 945 North Chapel Street
- 4 943 North Chapel Street
- 5 941 North Chapel Street
- 6 939 North Chapel Street
- 7 937 North Chapel Street
- 8 935 North Chapel Street
- 9 933 North Chapel Street
- 10 931 North Chapel Street
- 11 929 North Chapel Street
- 12 927 North Chapel Street
- 13 925 North Chapel Street
- 14 923 North Chapel Street
- 15 921 North Chapel Street
- 16 919 North Chapel Street
- 17 917 North Chapel Street
- 18 915 North Chapel Street

**Ward 7, Section 110:  
Block 1602**

- 21 1838 East Madison Street
- 22 1836 East Madison Street
- 23 1834 East Madison Street
- 24 1832 East Madison Street
- 25 1830 East Madison Street
- 26 1828 East Madison Street
- 27 1826 East Madison Street
- 28 1824 East Madison Street
- 29 1822 East Madison Street
- 30 1820 East Madison Street
- 31 1818 East Madison Street
- 32 1816 East Madison Street
- 33 1814 East Madison Street
- 34 1812 East Madison Street
- 35 1810 East Madison Street
- 36 1808 East Madison Street
- 37 1806 East Madison Street
- 38 1804 East Madison Street
- 39 1802 East Madison Street
- 40 1800 East Madison Street
- 41 801 Rutland Avenue
- 42 803 Rutland Avenue
- 43 805 Rutland Avenue
- 44 807 Rutland Avenue
- 45 809 Rutland Avenue
- 46 811 Rutland Avenue
- 47 813 Rutland Avenue
- 48 815 Rutland Avenue
- 49 817 Rutland Avenue
- 50 819 Rutland Avenue

- 1 821 Rutland Avenue
- 2 823 Rutland Avenue
- 3 825 Rutland Avenue
- 4 827 Rutland Avenue
- 5 829 Rutland Avenue
- 6 831 Rutland Avenue
- 7 833 Rutland Avenue
- 8 835 Rutland Avenue
- 9 837 Rutland Avenue
- 10 839 Rutland Avenue
- 11 1809 Ashland Avenue
- 12 1813 Ashland Avenue
- 13 1815 Ashland Avenue
- 14 1817 Ashland Avenue
- 15 1819 Ashland Avenue
- 16 1821 Ashland Avenue
- 17 1823 Ashland Avenue
- 18 1825 Ashland Avenue
- 19 1827 Ashland Avenue
- 20 1829 Ashland Avenue
- 21 1831 Ashland Avenue
- 22 1833 Ashland Avenue
- 23 1835 Ashland Avenue
- 24 824 North Wolfe Street
- 25 822 North Wolfe Street
- 26 820 North Wolfe Street
- 27 818 North Wolfe Street
- 28 816 North Wolfe Street
- 29 814 North Wolfe Street
- 30 812 North Wolfe Street
- 31 810 North Wolfe Street
- 32 808 North Wolfe Street
- 33 806 North Wolfe Street
- 34 804 North Wolfe Street
- 35 802 North Wolfe Street
- 36 800 North Wolfe Street
- 37 803 North Durham Street
- 38 805 North Durham Street
- 39 807 North Durham Street
- 40 809 North Durham Street
- 41 811 North Durham Street
- 42 813 North Durham Street
- 43 815 North Durham Street
- 44 817 North Durham Street
- 45 819 North Durham Street
- 46 821 North Durham Street
- 47 823 North Durham Street
- 48 825 North Durham Street
- 49 827 North Durham Street
- 50 824 North Durham Street
- 51 822 North Durham Street

- 1 820 North Durham Street
- 2 818 North Durham Street
- 3 816 North Durham Street
- 4 814 North Durham Street
- 5 812 North Durham Street
- 6 810 North Durham Street
- 7 808 North Durham Street
- 8 806 North Durham Street
- 9 804 North Durham Street
- 10 802 North Durham Street

**Ward 7, Section 130:  
Block 1603**

- 13 803 North Wolfe Street
- 14 805 North Wolfe Street
- 15 807 North Wolfe Street
- 16 809 North Wolfe Street
- 17 811 North Wolfe Street
- 18 813 North Wolfe Street
- 19 815 North Wolfe Street
- 20 817 North Wolfe Street
- 21 819 North Wolfe Street
- 22 821 North Wolfe Street
- 23 823 North Wolfe Street
- 24 825 North Wolfe Street
- 25 827 North Wolfe Street
- 26 829 North Wolfe Street
- 27 831 North Wolfe Street
- 28 833 North Wolfe Street
- 29 835 North Wolfe Street
- 30 837 North Wolfe Street
- 31 839 North Wolfe Street
- 32 1903 Ashland Avenue
- 33 1905 Ashland Avenue
- 34 1907 Ashland Avenue
- 35 1909 Ashland Avenue
- 36 1911 Ashland Avenue
- 37 1913 Ashland Avenue
- 38 1915-1917 Ashland Avenue
- 39 1928 East Madison Street
- 40 1926 East Madison Street
- 41 1924 East Madison Street
- 42 1922 East Madison Street
- 43 1920 East Madison Street
- 44 1918 East Madison Street
- 45 1916 East Madison Street
- 46 1914 East Madison Street
- 47 1912 East Madison Street
- 48 1910 East Madison Street
- 49 1908 East Madison Street
- 50 1906 East Madison Street

- 1 1904 East Madison Street
- 2 1902 East Madison Street
- 3 1900 East Madison Street
- 4 806 North Chapel Street
- 5 808 North Chapel Street
- 6 810 North Chapel Street
- 7 812 North Chapel Street
- 8 814 North Chapel Street
- 9 816 North Chapel Street
- 10 818 North Chapel Street
- 11 820 North Chapel Street
- 12 822 North Chapel Street
- 13 824 North Chapel Street
- 14 826 North Chapel Street
- 15 828 North Chapel Street
- 16 830 North Chapel Street
- 17 832 North Chapel Street
- 18 834 North Chapel Street
- 19 825 North Chapel Street
- 20 823 North Chapel Street
- 21 821 North Chapel Street
- 22 819 North Chapel Street
- 23 817 North Chapel Street
- 24 815 North Chapel Street
- 25 813 North Chapel Street
- 26 811 North Chapel Street
- 27 809 North Chapel Street
- 28 807 North Chapel Street
- 29 805 North Chapel Street
- 30 803 North Chapel Street
- 31 801 North Chapel Street

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City