



BALTIMORE HOUSING

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABCD
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Karen Randle, Executive Secretary

From: Paul T. Graziano, Commissioner

Date: March 3, 2008

Re: City Council Bill 08-0018 Maritime Industrial Overlay District –
Extending the “Sunset” – Owner Opt-Out

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 08-0018, which was introduced for the purpose extending the automatic termination of the Maritime Industrial (Zoning) Overlay District; providing for the ability of property owners to apply for removal of their properties from the District; clarifying certain language; providing for the creation of a committee to study and report on the District.

The Maritime Industrial Zoning Overlay District (MIZOD) was created to resolve the competing interests and conflicts of mixed-use developments in close proximity to maritime uses along the waterfront. The current ordinance requires the MIZOD to sunset after ten years. City Council Bill 08-0018 would extend the sunset provision until the end of 2024. Additionally, the bill would create a committee to study the success of the MIZOD and to report recommendations to the Mayor and City Council. Finally, the proposed legislation would permit, after 2014, property owners within the zone to apply and obtain City Council approval to remove their property from the MIZOD.

The Department of Housing and Community Development supports the adoption of City Council Bill 08-0018. According to MIZOD’s annual reports to date, the zone has succeeded at balancing the competing interests of diverse waterfront development while protecting maritime use.

PTG:pmd

cc: Ms. Angela Gibson
Mr. Demaune Millard

