



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0507

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### Rezoning - 1720 Frederick Avenue

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**Sponsor:** Councilmember Bullock

**Introduced:** March 9, 2020

**Purpose:**

For the purpose of changing the zoning for the property known as 1720 Frederick Avenue (Block 0209, Lot 026), as outlined in red on the accompanying plat, from the C-1 Zoning District to the C-2 Zoning District.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

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### Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Unfavorable
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	No Position
Baltimore Development Corporation	No Objection

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## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 54. Baltimore City Revised Code (Edition 2000).

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 1720 Frederick Avenue (Block 0209, Lot 026) from the C-1 Zoning District to the C-2 Zoning District. The applicant intends to use the property for motor vehicle services and repairs, which is a nonconforming use in the C-1 Zoning District. The last authorized use of the property was an automobile accessory store with related repair and service, which is also a nonconforming use in the C-1 Zoning District.

1720 Frederick Avenue is on the north side of the street, approximately 136' east of the intersection with Fulton Avenue. The property measures approximately 24'3" by an average of 120' and is currently improved with a one-story attached commercial building covering the entire lot.

The property is located in, but near the western edge of, the Union Square Historic District, and is also in the Operation Reach Out Southwest (OROSW) Strategic Neighborhood Action Plan area. To the northeast is a commercial corridor centered on Baltimore Street. Otherwise, the predominant land use in the area is attached residential dwellings, mostly three-story rowhouses.

Across Frederick Avenue immediately opposite the property are commercial structures and open lots also in the C-1 Zoning District. The subject property and adjacent properties were rezoned from B-3-2 (Community Commercial) to C-1 (Neighborhood Business) or to R-8 (Residential) during the Transform Baltimore comprehensive rezoning process. The prior B-3 zoning allowed "garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity including body repair, painting, or engine rebuilding" as conditional uses.

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

Current 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.

Proposed Zoning District – C-2

The C-2 Community Commercial Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles.

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**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 20-0507.

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Analysis by: Matthew Peters

Direct Inquiries to: 410-396-1268

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