
CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Acting Executive
Director*

October 25, 2022

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

**Re: CC Bill #22-0226 Urban Renewal- Charles North-
Renewal Area Designation and Urban Renewal Plan**

Ladies and Gentlemen:

City Council Bill No. 22-0226 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 22-0226 is to repeal the existing Charles/North Revitalization Area Urban Renewal Plan and to replace it by designating as a "Renewal Area" an area situated in Baltimore City, Maryland known as Charles North, bounded generally by Falls Road on the west, West Lanvale Street and Interstate 83 on the south, Calvert Street and Hargrove Street on the east, and West 22nd Street and West 23rd Street on the north; to establish the objectives of the Urban Renewal Plan; to establish permitted land uses in the Renewal Area; to provide that where there might be conflict between the provisions of the Urban Renewal Plan and the provisions of any Planned Unit Development, the provisions of the Planned Unit Development control; to provide review requirements and controls for all plans for new construction; to provide that the provisions of the Baltimore City Zoning Code apply to the properties in the Urban Renewal Area; to establish controls for off-street parking facilities; authorizing the conditions for acquisition of properties in the Urban Renewal Area; to provide for review by the Department of Housing and Community Development of development or rehabilitation plans in the Urban Renewal Area with respect to their conformance with the provisions of the Urban Renewal Plan; to provide for community notification of any permit application for the development or redevelopment of any property within the boundaries of the Urban Renewal Area; to create disposition lots and to provide for specific controls on specific lots; to provide for the term of the Urban Renewal Plan; providing for community review of all proposed amendments to the Urban Renewal Plan; to make provisions of this Ordinance severable; to approve appendices and exhibits to the Urban Renewal Plan; to wave certain content and procedural requirements; to provide for the application of the Ordinance in conjunction with certain other ordinances; and to provide for a special effective date. The BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt
Acting Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference

