



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0261

Rezoning – 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a Portion of Block 6458/Lot 004

Sponsor: Councilmember Cohen

Introduced: August 15, 2022

Purpose:

For the purpose of changing the zoning for the properties known as 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, as outlined in red on the accompanying plat, from the I-2 and IMU-2 Zoning Districts to the R-8 Zoning District; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

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|---|---------------------|
| City Solicitor | Favorable/Comments |
| Planning Commission | Favorable/Amendment |
| Board of Municipal Zoning Appeals | Defers to Planning |
| Department of Transportation | |
| Department of Housing and Community Development | |
| Baltimore Development Corporation | Favorable |
| Parking Authority of Baltimore City | Not Opposed |



Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 68; 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 properties known as 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, from the industrial I-2 Zoning District and the industrial mixed use IMU-2 Zoning District to the residential R-8 Zoning District. Situated at the intersection of South Haven Street and Fait Avenue, the properties are located in the Brewer’s Hill neighborhood. The area is comprised of a mixture of zoning uses which include residential, neighborhood commercial and light industrial uses.

The site is approximately 1.5 acres and is largely used for outdoor storage. South Haven Street is an active truck route connecting many east Baltimore industrial areas to the Port of Baltimore. More recently there has been residential and commercial development along South Haven Street and through the neighborhood.

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

Current Zoning District – I-2

The I-2 General Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. General industrial uses include fabrication, warehousing and assembly-type manufacturing, which may result in some moderate external effects, such as smoke, noise, glare, or vibration, and typically include outdoor storage and related outdoor activities.

Current Zoning District – IMU-2

The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district. The IMU-2 District is generally for industrial buildings that are adjacent to heavier industry, port uses, highways, or truck routes and not residential areas. This district is intended to protect industrial land and truck routes from pressures of residential uses. The IMU-2 District prohibits all residential uses.

Proposed Zoning District – R-8

The R-8 Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City’s inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 22-0261; Baltimore City Code, Article 32- Zoning

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