

CITY OF BALTIMORE
ORDINANCE **21.012**
Council Bill 21-0013

Introduced by: Councilmember Cohen

At the request of: GLW Partners

Address: c/o Jason Watts, 4015 Foster Avenue, Suite 100, Baltimore, Maryland 21224

Telephone: 240-606-3765

Introduced and read first time: January 11, 2021

Assigned to: Economic and Community Development Committee

Committee Report: Favorable

Council action: Adopted

Read second time: March 8, 2021

AN ORDINANCE CONCERNING

1 **Rezoning – 4015 Foster Avenue, 4000 Hudson Street, and 801 South Haven Street**

2 FOR the purpose of changing the zoning for the properties known as 4015 Foster Avenue (Block
3 6447 Lot 021) and 4000 Hudson Street (Block 6457, Lot 018), as outlined in red on the
4 accompanying plat, from the I-1 Zoning District to the IMU-2 Zoning District; and changing
5 the zoning for the property known as 801 South Haven Street (Block 6458, Lot 003), from
6 the I-2 Zoning District to the IMU-2 Zoning District, as outlined in blue on the accompanying
7 plat.

8 BY amending

9 Article 32 - Zoning
10 Zoning District Map
11 Sheet(s) 58/68
12 Baltimore City Revised Code
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 Sheets 58/68 of the Zoning District Map is amended by changing from the I-1 Zoning District to
16 the IMU-2 Zoning District the properties known as 4015 Foster Avenue (Block 6447, Lot 021)
17 and 4000 Hudson Street (Block 6457, Lot 018), as outlined in red on the plat accompanying this
18 Ordinance, and by changing from the I-2 Zoning District to the IMU-2 Zoning District the
19 property known as 801 South Haven Street (Block 6458, Lot 003), as outlined in blue on the plat
20 accompanying this Ordinance.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
22 accompanying plat and in order to give notice to the agencies that administer the City Zoning
23 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
24 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
25 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
26 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of

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.

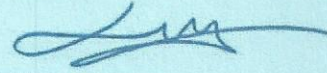
Council Bill 21-0013

1 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
2 the Zoning Administrator.

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

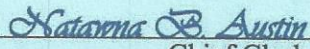
Council Bill 21-0013

Certified as duly passed this 22 day of March, 2021



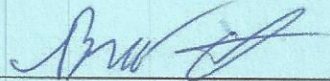
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 22 day of March, 2021



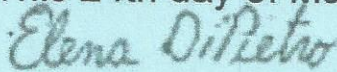
Chief Clerk

Approved this 31 day of March, 2021



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 24th day of March, 2021.



Chief Solicitor

SHEET NO. 58/68 OF THE ZONING DISTRICT MAP
OF THE BALTIMORE CITY ZONING CODE



In Connection With The Property
Known As No. 4015 FOSTER AVE and
4000 HUDSON ST. The Applicant Wishes To Request
The Rezoning Of The Aforementioned Property
From I-1 Zoning To IMU-2 Zoning, As Outlined In Red Above.

Ward 15 Section 35 Block 6447 Lot 021
Ward 15 Section 35 Block 6457 Lot 018

In Connection With The Properties
Known As No. 801 S HAVEN ST.
The Applicant Wishes To Request
The Rezoning Of The Aforementioned Properties
From I-2 Zoning To IMU-2 Zoning, As Outlined In Blue Above.

Ward 15 Section 35 Block 6458 Lot 003

Mayor

President, City Council