

CITY OF BALTIMORE

STEPHANIE RAWLINGS-BLAKE, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

September 29, 2011

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #11-0755 Urban Renewal –Brooklyn-Curtis Bay Business Area
Amendment

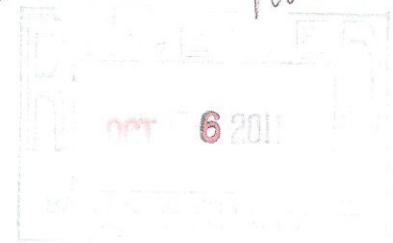
Ladies and Gentlemen:

City Council Bill #11-0755 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of this legislation is to amend the Urban Renewal Plan for Brooklyn-Curtis Bay Business Area to modify a Plan objective, amend and clarify certain land uses and delete a use category, delete from the Plan certain regulations, controls, and restrictions on land acquired by the City, modify certain standards for the development of new buildings in non-industrially zoned areas, delete standards for mixed use development in the Plan, delete a certain obligation of a Developer, amend certain Exhibits to the Plan to reflect the changes to the Plan to reflect the changes to the Plan, modify the duration of the Plan, add additional names of the community organizations to whom the Department must submit significant development proposals for review and comment, change the name of the Panel that the Department of Planning uses to review developer's projects, and conform certain language; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing or the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

All of the properties affected front on either East Patapsco Avenue, South Hanover Street, or Curtis Avenue, and the uses are primarily commercial and residential. The Plan was last amended in 2006, since that time, the area has received Main Street designation. City Council Bill No. 11-0755 adds additional prohibited uses to the plan in order to make the uses allowed more compatible with the Main Street program. This legislation also expands to all B-2 zoned properties the requirement that they have active 1st floor uses that serve the public with regular business hours. The language in the Plan relating to acquisitions is eliminated in City Council Bill No 11-0755.

Noted



c.c 11-0755
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The Board of Municipal and Zoning Appeals has reviewed this legislation and has no objection to the approval of City Council Bill No. 11-0755

Sincerely,

A handwritten signature in black ink that reads "David C. Tanner". The signature is written in a cursive style with a long horizontal stroke at the end.

David C. Tanner
Executive Director

DCT/lag
C.c. Mayors Office of Council Relations
Legislative Reference