

CITY OF BALTIMORE  
ORDINANCE **24-296**  
Council Bill 23-0410

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Introduced by: Councilmember Cohen

At the request of: Two Farms, Inc.

Address: c/o Caroline L. Hecker, Esq.  
Rosenberg Martin Greenberg, LLP  
25 South Charles Street, Suite 21st Floor  
Baltimore, Maryland 21201  
Telephone: (410) 727-6600

Introduced and read first time: July 17, 2023

Assigned to: Economic and Community Development Committee

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Committee Report: Favorable

Council action: Adopted

Read second time: December 4, 2023

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**AN ORDINANCE CONCERNING**

**Rezoning – 6311 Eastern Avenue**

1  
2 FOR the purpose of changing the zoning for the property known as 6311 Eastern Avenue  
3 (Block 6699, Lot 002A ), as outlined in red on the accompanying plat, from the I-2 Zoning  
4 District to the C-2 Zoning District.

5 BY amending

6 Article - Zoning  
7 Zoning District Maps  
8 Sheet 60  
9 Baltimore City Revised Code  
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
12 Sheet 60 of the Zoning District Maps is amended by changing from the I-2 Zoning District to the  
13 C-2 Zoning District the property known as 6311 Eastern Avenue (Block 6699, Lot 002A ), as  
14 outlined in red on the plat accompanying this Ordinance.

15 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
16 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
17 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
18 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
19 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
20 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
21 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
22 the Zoning Administrator.

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 23-0410**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
2       after the date it is enacted.

Council Bill 23-0410

Certified as duly passed this 7 day of December, 2023



\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this 7 day of December, 2023



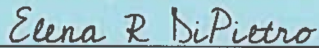
\_\_\_\_\_  
Chief Clerk

Approved this 17th day of January, 2024



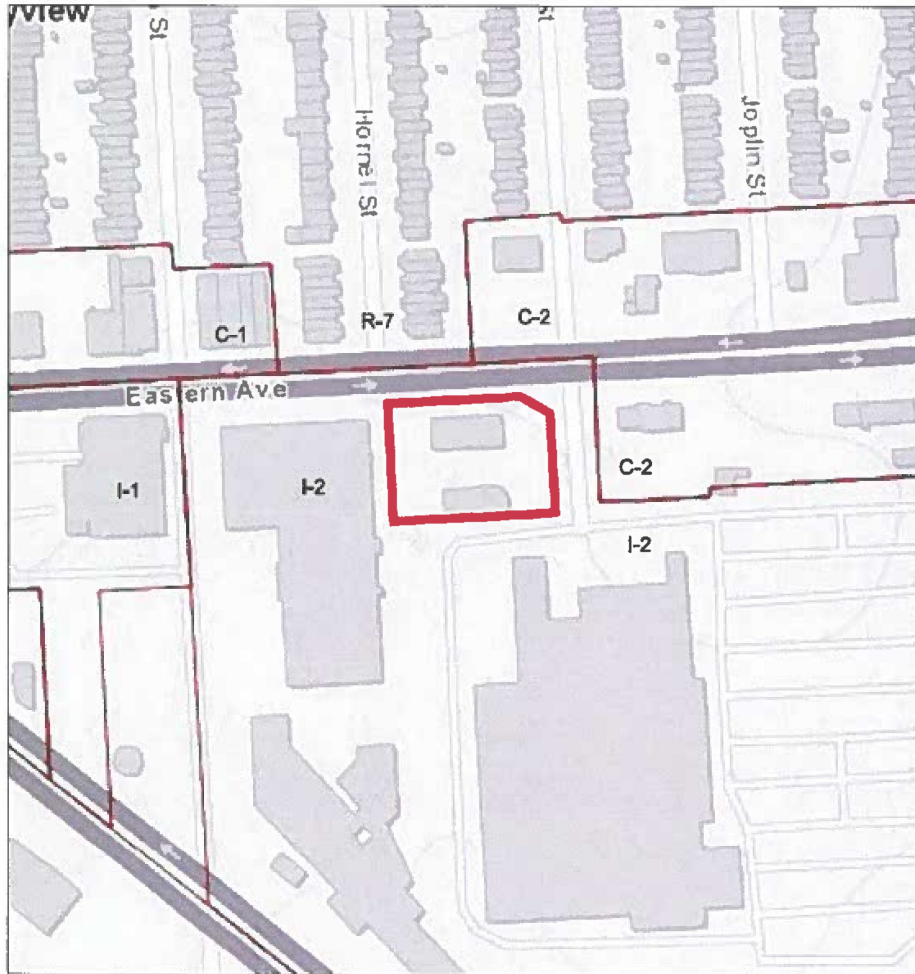
\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
This 18th day of December, 2023.



\_\_\_\_\_  
Chief Solicitor

# THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE



200' 0 200' 400'

Scale: 1" = 200'

GRAPHIC SCALE

**Note:**

The Applicant wishes to request the Rezoning of the following parcel outlined in blue:  
6311 Eastern Avenue I-2 Zoning District to the C-2 Zoning District.

Zoning Map Sheet 60

Ward 26

Section 01

Block 6699

Lot 2A

**Applicant:**

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**Plat Prepared by:**

Matts Warfield, Inc  
Address: c/o Steve Warfield, P.E.  
909 Ridgebrook Rd, Suite 100  
Sparks, Maryland 21152  
Telephone: 410-683-7004  
Date: 6/15/23

  
MAYOR 01/17/2024

  
PRESIDENT CITY COUNCIL  
12-7-23