



August 1, 2019

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

RE: CC Bill #19-0372 Zoning – Fells Point Height Overlay District

Ladies and Gentlemen:

City Council Bill No. 19-0372 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. 19-0372 is to establish a new Fells Point Height Overlay District specifying height limits allowed in certain areas of the district; providing that the regulations of the underlying zoning districts apply; and generally specifying the regulation of properties within the Overlay District.

The BMZA has reviewed the legislation and defers to the Planning Commission on this bill. BMZA is generally not in favor of zoning overlays unless a significant public benefit is identified and that public benefit is not otherwise promoted or protected by some other means. The area outlined in this bill is mostly already under restrictions imposed by the Commission for Historical & Architectural Preservation (CHAP). Adding another layer of regulation would not serve the general public interest unless, as stated prior, a specific public interest can be identified that is not otherwise promoted or protected by CHAP.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference