

**CITY OF BALTIMORE
COUNCIL BILL 07-0663
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Planning)
Introduced and read first time: May 7, 2007
Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – Certain Properties in the Charles/North Revitalization Area**

3 FOR the purpose of changing the zoning for certain properties in the Charles/North Revitalization
4 Area: as outlined in yellow on the accompanying plat, from the B-3-3 Zoning District to the
5 B-2-3 Zoning District; as outlined in blue on the accompanying plat, from the M-1-3 Zoning
6 District to the B-5-2 Zoning District; as outlined in orange on the accompanying plat, from
7 the B-5-1 Zoning District to the B-5-2 Zoning District; as outlined in purple on the
8 accompanying plat, from the B-2-3 Zoning District to the B-5-2 Zoning District; and as
9 outlined in green on the accompanying plat, from the B-2-3 Zoning District to the O-R-2
10 Zoning District.

11 BY amending

12 Article - Zoning
13 Zoning District Maps
14 Sheet(s) 35, 36, 45, and 46
15 Baltimore City Revised Code
16 (Edition 2000)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
18 Sheets 35, 36, 45, and 46 of the Zoning District Maps are amended by changing the zoning for
19 the following properties, all as outlined on the plats accompanying this Ordinance.

20 Properties to be rezoned from the B-3-3 Zoning District to the B-2-3 Zoning District, as
21 outlined in yellow:

22 1901 North Howard Street
23 1903 North Howard Street
24 1905 North Howard Street
25 1915 North Howard Street
26 1919 North Howard Street
27 2101 North Howard Street
28 2117 North Howard Street
29 110 West North Avenue

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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- 1 112 West North Avenue
- 2 118 West North Avenue
- 3 128 West North Avenue
- 4 130 West North Avenue
- 5 Western half of 2000-2016 Maryland Avenue
- 6 116 West 21st Street
- 7 118 West 21st Street
- 8 120 West 21st Street
- 9 2102 Mace Street
- 10 2110 Mace Street
- 11 113 West 22nd Street
- 12 115 West 22nd Street
- 13 117/123 West 22nd Street
- 14 125 West 22nd Street
- 15 127 West 22nd Street
- 16 129 West 22nd Street

17 Properties to be rezoned from the M-1-3 Zoning District to the B-5-2 Zoning District, as
18 outlined in blue:

- 19 1801 Falls Road
- 20 1803 Falls Road
- 21 1805 Falls Road
- 22 1807 Falls Road
- 23 1809 Falls Road
- 24 1825 Falls Road
- 25 137 West North Avenue
- 26 136 West North Avenue
- 27 133 West North Avenue
- 28 131 West North Avenue
- 29 118 West North Avenue

30 Properties to be rezoned from the B-5-1 Zoning District to the B-5-2 Zoning District, as
31 outlined in orange:

- 32 1525 North Charles Street
- 33 1700 North Charles Street
- 34 1701 North Charles Street
- 35 1702 North Charles Street
- 36 1703 North Charles Street
- 37 1704 North Charles Street
- 38 1705 North Charles Street
- 39 1706 North Charles Street
- 40 1707 North Charles Street
- 41 1709 North Charles Street
- 42 1711 North Charles Street
- 43 1713 North Charles Street
- 44 1714 North Charles Street
- 45 1715 North Charles Street
- 46 1717 North Charles Street
- 47 1720 North Charles Street

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- 1 1722 North Charles Street
- 2 1724 North Charles Street
- 3 1726 North Charles Street
- 4 1727 North Charles Street
- 5 1728 North Charles Street
- 6 1730 North Charles Street
- 7 1731 North Charles Street
- 8 1800 North Charles Street
- 9 1801-1811 North Charles Street
- 10 1802 North Charles Street
- 11 1804 North Charles Street
- 12 1806 North Charles Street
- 13 1808 North Charles Street
- 14 1812 North Charles Street
- 15 1813 North Charles Street
- 16 1815 North Charles Street
- 17 1816 North Charles Street
- 18 1817 North Charles Street
- 19 1818 North Charles Street
- 20 1819 North Charles Street
- 21 1820 North Charles Street
- 22 1821 North Charles Street
- 23 1823 North Charles Street
- 24 1825 North Charles Street
- 25 1901 North Charles Street
- 26 1904-1906 North Charles Street
- 27 1908 North Charles Street
- 28 1910 North Charles Street
- 29 1916 North Charles Street
- 30 1918 North Charles Street
- 31 1919 North Charles Street
- 32 1920 North Charles Street
- 33 1922 North Charles Street
- 34 1924 North Charles Street
- 35 1926 North Charles Street
- 36 1 East North Avenue
- 37 3 East North Avenue
- 38 4 East North Avenue
- 39 6 East North Avenue
- 40 7 East North Avenue
- 41 8 East North Avenue
- 42 11 East North Avenue
- 43 21 East North Avenue
- 44 1 West North Avenue
- 45 3 West North Avenue
- 46 4 West North Avenue
- 47 9 West North Avenue
- 48 10 West North Avenue
- 49 11 West North Avenue
- 50 18 West North Avenue
- 51 23 West North Avenue

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- 1 25 West North Avenue
- 2 27 West North Avenue
- 3 29 West North Avenue
- 4 30 West North Avenue
- 5 31 West North Avenue
- 6 33 West North Avenue
- 7 101 West North Avenue
- 8 105 West North Avenue
- 9 20 East Lanvale Street
- 10 22 East Lanvale Street
- 11 24 East Lanvale Street
- 12 30 East Lanvale Street
- 13 6 West Lanvale Street
- 14 8 West Lanvale Street
- 15 10 West Lanvale Street
- 16 1703 Lovegrove Street
- 17 1711 Lovegrove Street
- 18 1801 Lovegrove Street
- 19 1803 Lovegrove Street
- 20 1805 Lovegrove Street
- 21 5 East Lafayette Avenue
- 22 6 East Lafayette Avenue
- 23 9 East Lafayette Avenue
- 24 10 East Lafayette Avenue
- 25 11 East Lafayette Avenue
- 26 12 East Lafayette Avenue
- 27 13 East Lafayette Avenue
- 28 14 East Lafayette Avenue
- 29 15 East Lafayette Avenue
- 30 16 East Lafayette Avenue
- 31 17 East Lafayette Avenue
- 32 18 East Lafayette Avenue
- 33 20 East Lafayette Avenue
- 34 3 West Lafayette Avenue
- 35 7 West Lafayette Avenue
- 36 9 West Lafayette Avenue
- 37 13 West Lafayette Avenue
- 38 19 West Lafayette Avenue
- 39 20 West Lafayette Avenue
- 40 21 West Lafayette Avenue
- 41 26 West Lafayette Avenue
- 42 1701-09 Maryland Avenue
- 43 1711 Maryland Avenue
- 44 1713 Maryland Avenue
- 45 1715 Maryland Avenue
- 46 1717 Maryland Avenue
- 47 1719 Maryland Avenue
- 48 1721 Maryland Avenue
- 49 1725 Maryland Avenue
- 50 1727 Maryland Avenue
- 51 1729 Maryland Avenue

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- 1 1731 Maryland Avenue
- 2 1733 Maryland Avenue
- 3 1734 Maryland Avenue
- 4 1735 Maryland Avenue
- 5 1800 Maryland Avenue
- 6 1801 Maryland Avenue
- 7 1802 Maryland Avenue
- 8 1803 Maryland Avenue
- 9 1804 Maryland Avenue
- 10 1805 Maryland Avenue
- 11 1806 Maryland Avenue
- 12 1807 Maryland Avenue
- 13 1808 Maryland Avenue
- 14 1809 Maryland Avenue
- 15 1810 Maryland Avenue
- 16 1811 Maryland Avenue
- 17 1814 Maryland Avenue
- 18 1815 Maryland Avenue
- 19 1817 Maryland Avenue
- 20 1818 Maryland Avenue
- 21 1819 Maryland Avenue
- 22 1823 Maryland Avenue
- 23 1501 St. Paul Street
- 24 1600 St. Paul Street
- 25 Western half of 1720 & 1722 St. Paul Street
- 26 11 West 20th Street

27 Properties to be rezoned from the B-2-3 Zoning District to the B-5-2 Zoning District, as
28 outlined in purple:

- 29 10 East North Avenue
- 30 20 East North Avenue
- 31 22 East North Avenue

32 Properties to be rezoned from the B-2-3 Zoning District to the O-R-2 Zoning District, as
33 outlined in green:

- 34 100 East North Avenue
- 35 30 East North Avenue
- 36 1913 St. Paul Street
- 37 1915 St. Paul Street
- 38 1917 St. Paul Street
- 39 1919 St. Paul Street
- 40 1920 St. Paul Street
- 41 1921 St. Paul Street
- 42 1923 St. Paul Street
- 43 1925 St. Paul Street
- 44 1927 St. Paul Street
- 45 1929 St. Paul Street
- 46 1931 St. Paul Street
- 47 1933 St. Paul Street

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

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