

CITY OF BALTIMORE

BERNARD C. "JACK" YOUNG, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Suite 922
Baltimore, Maryland 21202

October 25, 2019

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

**Re: CC Bill #19-0421 Rezoning – Rear Portions of 6240 and 6242 Bellona
Avenue**

Ladies and Gentlemen:

City Council Bill No. 19-0421 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. 19-0421 is to change the zoning for the rear portions of the properties known as 6240 and 6242 Bellona Avenue (Block 4976, Lots 11 and 11A) from the C-1-VC Zoning District to the R-1-E Zoning District.

The BMZA has reviewed the legislation and recommends disapproval of City Council Bill No. 19-0421 *as it applies to 6242 Bellona Avenue*. The result of this rezoning bill would be to split-zone 6242 Bellona Avenue such that a portion of the lot would retain a C-1-VC zoning designation on the eastern portion (front) of the lot and an R-1-E zoning designation on the western (rear) portion of the lot. Split zoning is not a best practice and can complicate the application of zoning standards for future uses and construction. Moreover, the proposed rezoning creates a nonconforming impervious surface (40% maximum) and nonconforming use as the existing surface parking lot is not permitted in an R-1-E zoning district. Every effort should be made to create contiguous and consistent zoning districts in which entire parcels have the same zoning designations and to avoid creating nonconformities.

BMZA does not object to the rezoning of the property 6240 Bellona Avenue from the C-1-VC Zoning District to the R-1-E Zoning District, however, as this was plainly a mapping error. The proposed rezoning of 6240 Bellona Avenue would cure that mapping error and would result in the entire lot conforming to its existing and intended residential use.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Baumgardner', with a long horizontal stroke extending to the right.

Derek J. Baumgardner
Executive Director

CC: Mayor's Office of Council Relations
City Council President
Legislative Reference