

CITY OF BALTIMORE  
ORDINANCE **26-125**  
Council Bill 25-0142

Introduced by: Councilmember Torrence  
At the request of: Shane Mitchell  
Address: c/o Chase Hoffberger  
225 E Redwood Street, Suite 400G  
Baltimore, MD 21202  
Telephone: (512) 536-0763  
Cosponsored by: Councilmember Ramos  
Introduced and read first time: December 15, 2025  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: May 11, 2026

AN ORDINANCE CONCERNING

Rezoning – 3605 Hickory Avenue

FOR the purpose of changing the zoning for the property known as 3605 Hickory Avenue (Block 3539, Lot 003), as outlined in red on the accompanying plat, from the R-7 Zoning District to the IMU-1 Zoning District; and providing for a special effective date.

BY amending  
Article - Zoning  
Zoning District Maps  
Sheet 25  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Sheet 25 of the Zoning District Maps is amended by changing from the R-7 Zoning District to the IMU-1 Zoning District the property known as 3605 Hickory Avenue (Block 3539, Lot 003), as outlined in red on the plat accompanying this Ordinance.

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

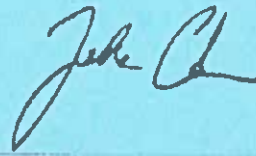
RULL 12-2 ♣ THIRD READER  
PREPARED AND REVIEWED  
DEPARTMENT OF  
LEGISLATIVE REFERENCE

**Council Bill 25-0142**

1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
2       enacted.

**Council Bill 25-0142**

Certified as duly passed this 8th day of June, 20 26



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

Certified as duly delivered to His Honor, the Mayor,

this 9th day of June, 20 26



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

Approved this 16 day of June, 20 26



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

**A TRUE COPY**  
**Director of Finance**

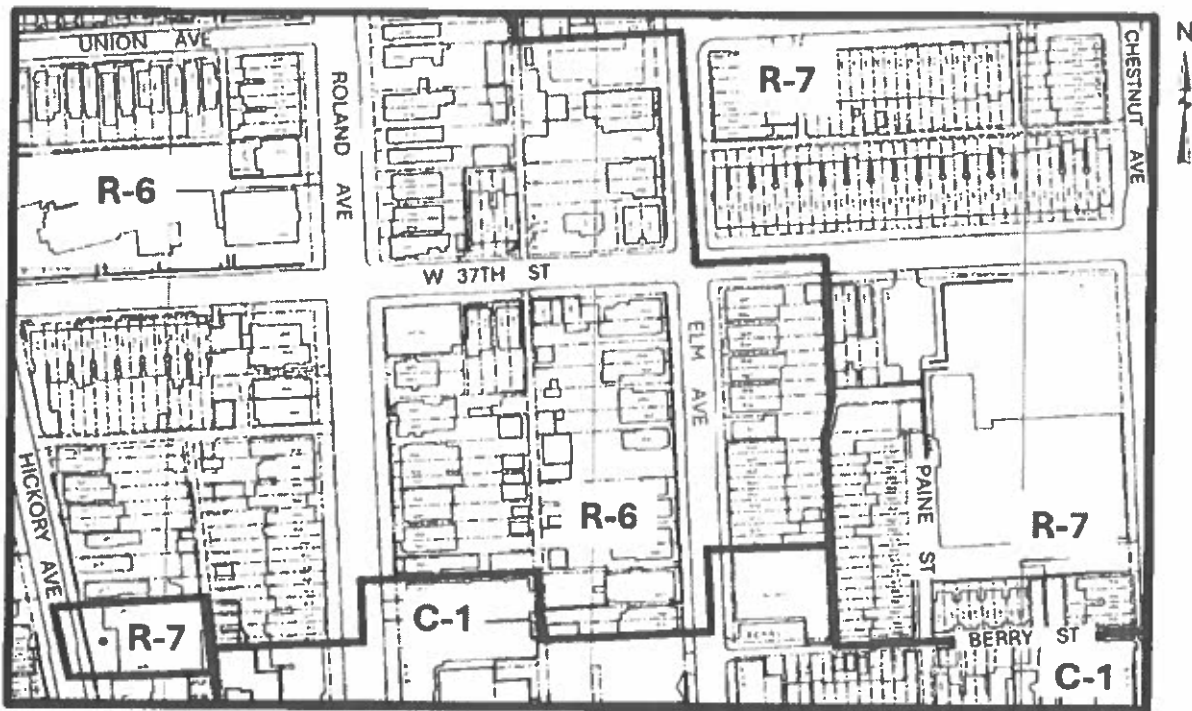
Approved for Form and Legal Sufficiency.

this 11th day of June, 2026

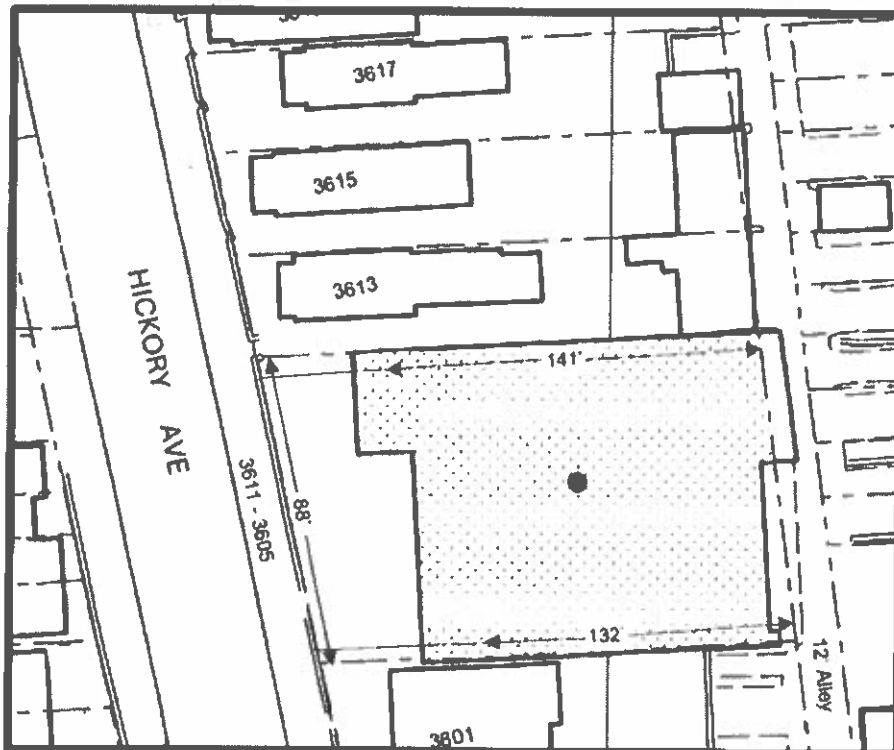


\_\_\_\_\_  
Chief Solicitor

**SHEET NO. 25 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



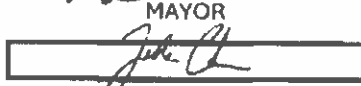
Scale: 1" = 200'



Scale: 1" = 50'

**Note:**  
In Connection With The  
Property Known As No. 3605-  
3611 HICKORY AVENUE.  
The Applicant Wishes To  
Request The Rezoning Of The  
Aforementioned Property From  
R-7 Zoning District to IMU-1  
Zoning District, As Outlined In  
Red Above

WARD 13      SECTION 2  
BLOCK 3539      LOT 3

  
MAYOR  
  
PRESIDENT CITY COUNCIL