



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 23-0359

Rezoning - 600 North Paca Street

Sponsor: Councilmember Costello

Introduced: February 27, 2023

Purpose:

For the purpose of changing the zoning for the property known as 600 North Paca Street (Block 546, Lot 032), as outlined in red on the accompanying plat, from the OS Zoning District to the R-8 Zoning District; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 55.

Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

1. a substantial change in the character of the neighborhood where the property is located; or
2. a mistake in the existing zoning classification.

Background

The bill would change the zoning for the property known as 600 North Paca Street from the OS Zoning District to the R-8 Zoning District. The property is located on the west side of the street, approximately 225' north of the intersection with West Franklin Street. The site is improved with the Mother Seton House, the Historic Seminary Chapel, and St. Mary's Seminary campus. The property is surrounded by Saint Mary's Park on all sides except for North Paca Street itself, and the park is owned by the Mayor and City Council of Baltimore.

This site is located within the Seton Hill neighborhood, which is bounded by West Franklin Street on the south, MLK Boulevard on the northwest, and North Eutaw Street on the East. The neighborhood is predominantly residential in character in its interior, surrounded by perimeter commercial corridors. This site, and a majority of the neighborhood, is also located within the Seton Hill local historic district.

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

Current Zoning District – OS

The Open-Space ("OS") Zoning District is intended to enhance the quality of life for City residents by permanently preserving public open space as an important public asset and critical environmental infrastructure.

Proposed Zoning District – R-8

The R-8 Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City’s inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Bill 23-0359, Zoning Code of Baltimore City.

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