



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0622

---

### Rezoning - 1312, 1314, 1316, and 1318 East Fort Avenue

---

**Sponsor:** Councilmember Costello

**Introduced:** September 21, 2020

**Purpose:**

For the purpose of changing the zoning for the properties known as 1312, 1314, and 1316 East Fort Avenue (Block 2018A, Lots 023, 024, and 025), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and by changing the zoning for the property known as 1318 East Fort Avenue (Block 2018A, Lot 026), as outlined in blue on the accompanying plat, from the I-1 Zoning District to the C-1 Zoning District.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

---

### Agency Reports

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

---

## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 67. Baltimore City Revised Code (Edition 2000).

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 properties known as 1312, 1314, and 1316 East Fort Avenue from the R-8 Zoning District to the C-1 Zoning District, and change the zoning for the property known as 1318 East Fort Avenue from the I-1 Zoning District to the C-1 Zoning District. The properties are on the northwest corner of the intersection with Lowman Street. 1312, 1314, and 1316 East Fort Avenue are improved with two-story rowhomes, and the corner building at 1318 East Fort Avenue is a two-story office building for a contractor company.

The properties are located within the Locust Point Industrial Area neighborhood, which includes the predominantly industrial and commercial uses around the periphery of Locust Point. The properties are on the border with the Locust Point neighborhood, which is an enclave area within the larger Locust Point Industrial Area neighborhood and is comprised of predominantly residential properties.

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

#### Current Zoning District – R-8/I-1

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. Although rowhouse is the predominant housing type, this district also accommodates other residential types, of a similar density, including detached and semi-detached dwellings, and multi-family developments of a larger scale than found in more restrictive zoning districts.

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

Proposed Zoning District – C-1

The C-1 Neighborhood Business Zoning District is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood.

---

**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 20-0622.

---

Analysis by: Matthew Peters

Direct Inquiries to: 410-396-1268

Analysis Date: October 29, 2020