



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0052

Rezoning - Block 6458, Lot 004 and Block PSC0, Lot 085

Sponsor: Councilmember Cohen

Introduced: March 22, 2021

Purpose:

For the purpose of changing the zoning for the property known as Block 6458, Lot 004 and Block PSC0, Lot 085, as outlined in red on the accompanying plat, from the I-2 Zoning District to the R-8 Zoning District.

Effective: The 30th day after it is enacted.

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	Favorable/Comments
Department of Housing and Community Development	
Baltimore Development Corporation	No Objection
Department of Finance	Defers to BMZA and Planning



Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 58. 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 property known as Block 6458, Lot 004 and Block PSC0, Lot 085 **from the I-2 Zoning District to the R-8 Zoning District**. The properties are in the Brewer’s Hill neighborhood, just east of the 700 block of S. Haven Street. The properties, which abut the rear of 715 S. Haven Street, are portions of an abandoned railroad right-of-way. The total area measures roughly 50’ wide by approximately 280’ long.

The subject property was rezoned from M-3 to I-2 during the Transform Baltimore comprehensive zoning, effective on June 5, 2017. The adjacent parcel at 715 S. Haven Street was rezoned from M-3 to R-8 during the Transform process. The owner intends to consolidate the two parcels once the rezoning to R-8 is enacted. 601 S. Haven Street (Haven Overlook) is also currently zoned R-8.

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

Current Zoning District – I-2

The I-2 General Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. General industrial uses include fabrication, warehousing and assembly-type manufacturing, which may result in some moderate external effects, such as smoke, noise, glare, or vibration, and typically include outdoor storage and related outdoor activities.

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, Statement of Intent, Bill 21-0052

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