

CITY OF BALTIMORE
ORDINANCE _____
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.

RULE 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, 2026



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 9th day of June, 2026



Chief Clerk

Approved this 16 day of June, 2026



Mayor, Baltimore City

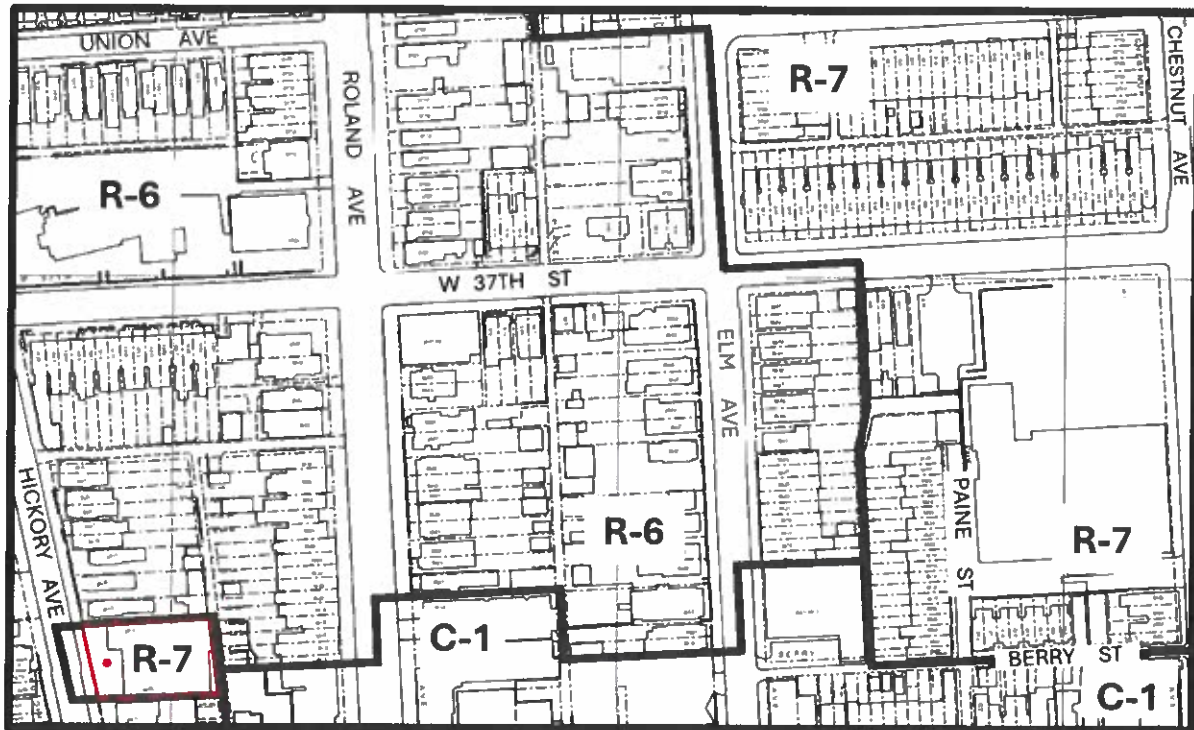
Approved for Form and Legal Sufficiency.

this 11th day of June, 2026

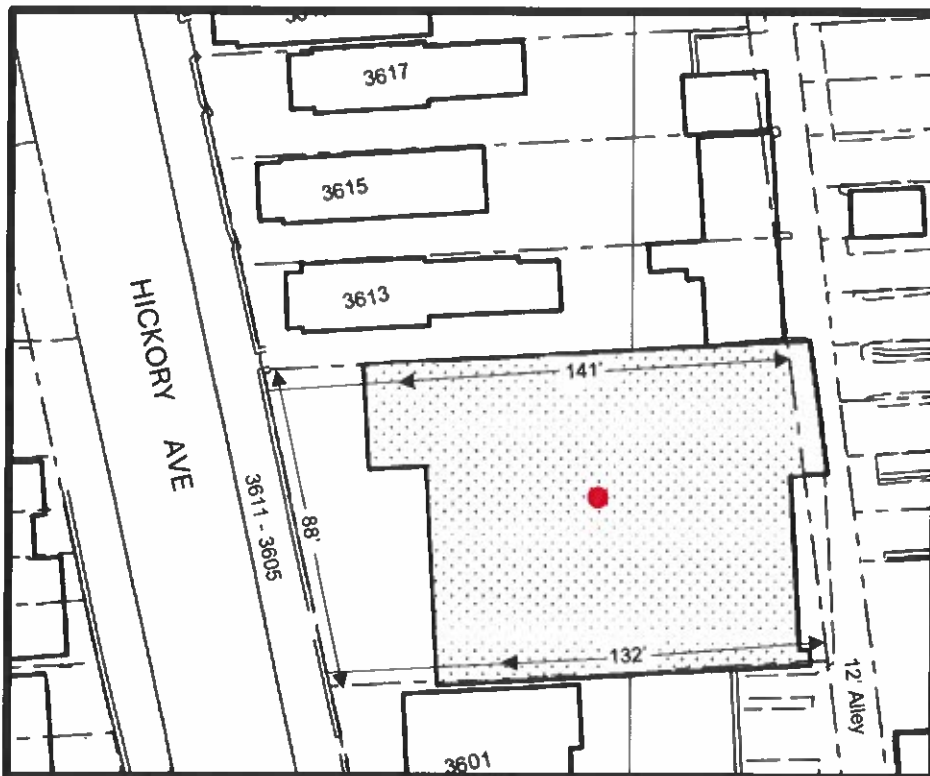


Chief Solicitor

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




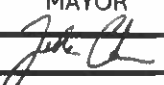
Scale: 1" = 200'



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