



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0594

Rezoning - 2426 Pennsylvania Avenue

Sponsor: Councilmember Pinkett

Introduced: August 17, 2020

Purpose:

For the purpose of changing the zoning for the property known as 2426 Pennsylvania Avenue (Block 0294, Lot 014), as outlined in red on the accompanying plat, from the OR-1/R-MU Zoning District to the C-1-E Zoning District.

Effective: The 30th day after the date it is enacted

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 44. 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 2426 Pennsylvania Avenue from the OR-1/R-MU Zoning District to the C-1-E Zoning District. 2426 Pennsylvania Avenue is located in the Penn North neighborhood in west Baltimore. It is approximately 4,800 square feet and is near the SW corner of Pennsylvania Avenue and North Avenue adjacent to the Penn North Metro Station. The property is currently improved with a historic theater building, owned and operated by the Arch Social Club. The Arch Social Club is the oldest known continuously operating African American social club in the United States and the oldest predominately African American social club in Baltimore.

The Penn North neighborhood is known for the historic Pennsylvania Avenue commercial corridor, which was a hub for Black entertainment and businesses. The zoning of the area is a combination of OR-1/R-MU, TOD-1, C-1, C-2, R-8 and OS.

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

Current Zoning District – OR-1/R-MU

Office-Residential Zoning Districts are intended for areas where there is a mix of office and residential uses. The regulations for these Districts are designed to ensure that office uses remain compatible with residential uses, thereby permitting the area to maintain a more residential character.

R-MU Rowhouse Mixed-Use Overlay Zoning Districts are intended to address those areas of rowhouse development where a mixed-use environment is desired, where some rowhouse structures are used for residential uses and others for first-floor commercial uses. These Overlay

Districts are tied directly to the underlying rowhouse district in order to maintain the existing character of the development and the neighborhood. Commercial uses are restricted to only those uses that are compatible with residential uses.

Proposed Zoning District – C-1-E

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

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0594.

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