

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #26-0205 / Rezoning – 432 East 32nd Street		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: June 26, 2026

At its regular meeting of June 25, 2026, the Planning Commission considered City Council Bill #26-0205, for the purpose of changing the zoning for the property known as 432 E 32nd Street (Block 3881A, Lot 019), as outlined in red on the accompanying plat, from the C-1 Zoning District to the OS Zoning District; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #26-0205 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #26-0205 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
The Honorable Odette Ramos, 14th District
Mr. Justin Williams, BMZA
Mr. Geoffrey Veale, Zoning Administrator
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Renata Southard
Director

June 25, 2026

LEGISLATION: City Council Bill #26-0205/ Rezoning – 432 East 32nd Street:

For the purpose of changing the zoning for the property known as 432 East 32nd Street (Block 3881A, Lot 019), as outlined in red on the accompanying plat, from the C-1 Zoning District to the OS Zoning District.

SUMMARY OF REQUEST: Council Bill #26-0205 proposes to rezone the property located at 432 East 32nd Street (Block 3881A, Lot 019) from the C-1 Neighborhood Business District to the OS Open Space District, as outlined on Zoning Map Sheet 26.

The subject property is a triangular parcel located at the intersection of East 32nd Street, Greenmount Avenue, and Merryman Lane in the Waverly neighborhood. The property has historically functioned as open space and has been utilized in conjunction with the Waverly Farmers Market, a long-standing community amenity and the City's only year-round farmers market. The proposed rezoning would align the property's zoning designation with its established use and support the continued preservation of the site as community-serving open space.

RECOMMENDATION: Approval

STAFF: Austin C. Davis

INTRODUCED BY: Councilwoman Ramos

OWNER: Waverly Main Street, LLC

COUNCIL DISTRICT: 14

SITE/GENERAL AREA

Site Conditions: The subject property is a small triangular parcel located at the intersection of East 32nd Street, Greenmount Avenue, and Merryman Lane. The parcel is currently zoned C-1 Neighborhood Business. It has long functioned as open space and has been used in connection with the Waverly Farmers Market.

General Area: The surrounding area contains a mix of commercial, residential, and open-space zoning districts. The immediate vicinity includes C-1, C-2, C-3, R-5, R-7, and OS zoning. Greenmount Avenue serves as a neighborhood commercial corridor, while nearby residential blocks and open spaces contribute to the area's mixed-use and community-serving character.

HISTORY

The subject parcel has historically functioned as open space and has been utilized in connection with the Waverly Farmers Market. The market is a longstanding community amenity and the City's only year-round farmers market. The current request seeks to rezone the property from C-1 Neighborhood Business to OS Open Space in order to better reflect the parcel's longstanding use and physical character.

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The proposed rezoning supports the Comprehensive Master Plan's objectives related to preserving community-serving open space, supporting neighborhood amenities, and maintaining places for public gathering. The OS designation would recognize the site's established role in support of the Waverly Farmers Market and is consistent with the continued use of the property as open space.

REZONING:

Below are the approval standards under §5-508(b) of Article 32 – Zoning for proposed zoning map amendments:

(b) *Map amendments.*

(1) *Required findings.*

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

- (i) a substantial change in the character of the neighborhood where the property is located; or
- (ii) a mistake in the existing zoning classification.

(2) *Required findings of fact.*

In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:

- (i) population changes;
- (ii) the availability of public facilities;
- (iii) present and future transportation patterns;
- (iv) compatibility with existing and proposed development for the area;
- (v) the recommendations of the City agencies and officials; and
- (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.

(3) *Additional standards – General*

Additional standards that must be considered for map amendments are:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

ANALYSIS AND RECOMMENDATION

As noted above, for rezonings, the City Council must consider the following, where appropriate. Staff's assessment follows each of these criteria.

§ 5-508 (b) Evaluation criteria:

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; (ii) a mistake in the existing zoning classification.

The proposed zoning map amendment must meet the standards outlined in § 5-508(b) of Article 32 - Zoning. As required by State law and City Code, the City Council may approve a zoning change if it finds either that there has been a substantial change in the character of the neighborhood since the property's current zoning designation was established, or that there was a mistake in the existing zoning classification. In either case, the Council must also make additional findings of fact related to population, infrastructure, transportation, development compatibility, agency recommendations, and plan consistency.

In this case, the Planning Department finds that the proposed rezoning is appropriately supported by a finding of mistake in the existing zoning classification. The subject property is a small triangular parcel located at the intersection of East 32nd Street, Greenmount Avenue, and Merryman Lane. While currently zoned C-1 Neighborhood Business, the property has historically functioned as open space and has been utilized in conjunction with the Waverly Farmers Market, a longstanding community asset and the City's only year-round farmers market.

The Planning Department finds that the existing C-1 zoning does not accurately reflect the property's historic use, physical characteristics, or role within the surrounding community. The parcel's size, configuration, and longstanding open-space function distinguish it from surrounding commercially zoned properties. The proposed OS designation would more appropriately recognize the property's established use and provide zoning consistency with its existing character.

Required findings of fact:

- (i) **Population changes**
This The proposed rezoning affects a single parcel and is not anticipated to have any measurable impact on population levels within the surrounding neighborhood.
- (ii) **Availability of public facilities**
Existing public facilities and infrastructure are adequate to serve the property. No additional public facilities are required as a result of the proposed rezoning.
- (iii) **Present and future transportation patterns**
Greenmount Avenue is a primary north-south arterial that serves as a transit and commercial spine for several neighborhoods. MTA bus lines run directly along the corridor, providing access to downtown Baltimore and other job centers. The property is walkable and bikeable, and part of a larger network of transit-oriented development opportunities. The proposed rezoning is not expected to generate additional traffic or alter existing transportation patterns. The property's continued use as open space is generally less intensive than uses permitted within the existing C-1 district.

(iv) **Compatibility with existing and proposed development for the area**

The proposed OS designation is compatible with surrounding development patterns and reflects the property's longstanding use. The rezoning will help preserve an established community resource and maintain the existing character of the site.

(v) **Recommendations of City agencies and officials**

The proposed zoning map amendment will be reviewed by the Department of Planning, Department of Transportation, Department of Housing and Community Development, BMZA, and others as required. Based on the Planning Department's preliminary review, the rezoning is supported due to its alignment with adopted land use policies and zoning best practices. Final agency recommendations will be included in the legislative record as the bill advances.

(vi) **Consistency with the City's Comprehensive Master Plan**

The proposed rezoning is consistent with the goals of the Comprehensive Master Plan that support preservation of community-serving open spaces, neighborhood amenities, and public gathering places.

RECOMMENDATION: Staff therefore recommends that the Planning Commission adopt these findings and recommend the bill favorably, with respect to the rezoning.

EQUITY:

1) Short / long-term impact on surrounding community: In the immediate term, the proposed rezoning from C-1 to OS is not anticipated to materially change the site's existing function or create new development impacts. Rather, it would formalize a longstanding open-space use associated with the Waverly Farmers Market. The rezoning would help preserve the property's role as a community-serving gathering space and support continued market operations. Over the long term, the OS designation would limit the potential for more intensive commercial development on the parcel and help maintain the site as open space. The long-term community benefit will depend on the continued stewardship and public accessibility of the site.

2) Impact on Baltimore's existing patterns of inequity: The Waverly Farmers Market provides a longstanding source of fresh food, small-business opportunity, and community gathering in a neighborhood that has experienced historic disinvestment. The proposed rezoning would support the continued use of the parcel in connection with this community asset. Because the action applies to a single parcel and generally preserves the existing use, it is not expected to materially alter housing conditions, displacement pressures, or access to opportunity. The rezoning nevertheless supports an established neighborhood resource that contributes to food access and local economic activity.

3) Impact on internal operations: The proposed rezoning is not expected to significantly affect day-to-day City operations. The OS designation is administered through the City's existing zoning framework. Future site improvements or changes in use, if any, would be subject to the applicable zoning, permitting, and development-review requirements

NOTIFICATION: The site has been posted per DoP Guidelines, and DoP staff reached out to associated Community groups. Additionally, GovDelivery electronic notification was sent out when the project was scheduled for Planning Commission.

A handwritten signature in blue ink, appearing to read 'R. Southard', with a stylized, cursive script.

Renata Southard
Director