



## **BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE**

### ***Mission Statement***

*On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.*

**The Honorable Ryan Dorsey**

**CHAIR**

**PUBLIC HEARING**

**June 26, 2025**

**9:00 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

***Bill:25-0054***

***Title: Zoning – W-2 Overlay District – Amendment***

## CITY COUNCIL COMMITTEES

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Sharon Green Middleton  
Paris Gray  
Antonio Glover  
*Staff: Paroma Nandi (410-396-0271)*

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*Staff: Ethan Navarre (410-396-1266)*



**Meeting: Legislative Oversight Hearing**

**Committee: Land Use & Transportation**

**Bill # 25-0054**

**Title: Zoning – W-2 Overlay District – Amendment**

**Purpose:** For the purpose of amending the view corridor requirements in the W-2 Overlay District; and amending “Table 12-903(4). Middle Branch Waterfront Area” to include revised view corridors.

**REPORTING AGENCIES**

Agency	Report
City Solicitor	Approved for form & legality
Planning Commission	Favorable
Department of Housing and Community Development	Not Received
Baltimore Development Corporation	Favorable
Department of Recreation and Parks	Not Recieved

**BACKGROUND**

**Current Law**

Article – Zoning, Sections 12-904(b) and Table 12-903(4), Baltimore City Revised Code (Edition 2000)

The City Council must consider the following when evaluating changes to the text of the City’s Zoning Code:

1. the amendment’s consistency with the City’s Comprehensive Master Plan;
2. whether the amendment would promote the public health, safety, and welfare;
3. the amendment’s consistency with the intent and general regulations of this Code;
4. whether the amendment would correct an error or omission, clarify existing

requirements, or effect a change in policy; and

5. the extent to which the amendment would create nonconformities.

### ***Bill Summary***

Council Bill 25-0054 amends zoning regulations in the W-2 Waterfront Overlay District, specifically relating to public view corridors within the Middle Branch Waterfront Area.

Under the amendment:

- View corridors may be no more than 300 feet apart and at least 15 feet wide, or
- No more than 600 feet apart and at least 60 feet wide.

The ordinance also allows public amenities and parking within view corridors, provided public access is maintained.

### ***Support***

The Highlandtown Community Association support the rezoning of 4001 East Baltimore Street, stating that the proposed redevelopment is a positive fit for the area and that the property has outlived its potential as an industrial site.

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### ***ADDITIONAL INFORMATION***

**Fiscal Note:** This bill should have no fiscal impact.

**Information Source(s):** Baltimore City Code, Reporting Agencies, Bill 25-0054 1st reader.

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Analysis by: Juliane Jemmott  
Analysis Date: 6/17/2025

Direct Inquiries to: (410) 396 - 1268

**CITY OF BALTIMORE  
COUNCIL BILL 25-0054  
(First Reader)**

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Introduced by: Councilmember Porter

At the request of: Westport Capital Development, LLC

Address: c/o Caroline L. Hecker, Esq., Rosenberg Martin Greenberg LLP

25 S. Charles Street, 21<sup>st</sup> Floor

Baltimore, Maryland 21201

Telephone: (410) 727-6600

Introduced and read first time: April 7, 2025

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Baltimore Development Corporation, Department of Housing and Community Development, Department of Recreation and Parks

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – W-2 Overlay District – Amendment**

3 FOR the purpose of amending the view corridor requirements in the W-2 Overlay District; and  
4 amending “Table 12-903(4). Middle Branch Waterfront Area” to include revised view  
5 corridors.

6 BY repealing and re-ordaining, with amendments

7 Article 32 - Zoning

8 Sections 12-904(b) and Table 12-903(4)

9 Baltimore City Code

10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the  
12 Laws of Baltimore City read as follows:

13 **Baltimore City Code**

14 **Article 32. Zoning**

15 **Title 12. Special Purpose Districts**

16 ***Subtitle 9. Waterfront Overlay Districts***

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 25-0054**

**§ 12-904. Protection of public right-of-way view corridors.**

...

(b) *W-2 Overlay Subdistrict.*

(1) View corridors must:

(i) connect existing parks, open-space areas, and new development centers to the waterfront;

(ii) be located no more than 300 feet apart from one [another; and] ANOTHER AND BE AT LEAST 15 FEET WIDE; OR

(iii) be LOCATED NO MORE THAN 600 FEET APART FROM ONE ANOTHER AND BE at least 60 feet wide.

(2) Landscaping, exterior lighting, or other public amenities may be located within the view corridor to maximize public view of the water.

(3) Parking is permitted within a view corridor, as long as public access areas are maintained and not encroached upon.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That Table 12-903(4) is amended as on the following map, appended to this bill, titled “**Table 12-903(4). Middle Branch Waterfront Area**”.

**SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

**MIDDLE BRANCH WATERFRONT**

**Legend**

- W-2 Waterfront Overlay District
- 60' Wide View Corridors
- 15' Wide View Corridors
- Harbor

The map displays the Middle Branch Waterfront area, including the W-2 Waterfront Overlay District, 60' Wide View Corridors, 15' Wide View Corridors, and Harbor. The map shows the waterfront area with various streets and landmarks. The W-2 Waterfront Overlay District is highlighted in blue. The 60' Wide View Corridors are highlighted in red, and the 15' Wide View Corridors are highlighted in green. The Harbor is highlighted in light blue. The map includes a legend and a title 'MIDDLE BRANCH WATERFRONT'.

# **Baltimore City Council**



**Land Use & Transportation**


**Committee**

**Bill: 25-0054**

**Title: Zoning – W-2 Overlay District –  
Amendment**

**Agency Reports**



FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0054 / ZONING – W-2 OVERLAY DISTRICT – AMENDMENT		

TO

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

DATE: May 19, 2025

At its regular meeting of May 15, 2025, the Planning Commission considered City Council Bill #25-0054, for the purpose of amending the view corridor requirements in the W-2 Overlay District; and amending “Table 12 903(4). Middle Branch Waterfront Area” to include revised view corridors.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0054 and adopted the following resolution, with eight members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0054 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor’s Office  
The Honorable John Bullock, Council Rep. to Planning Commission  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
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



Chris Ryer  
Director

**May 15, 2025**

**REQUEST:** City Council Bill #25-0054/ Zoning – W-2 Overlay District – Amendment: Council Bill 25-0054 proposes an amendment to the Baltimore City Zoning Code (Article 32) to revise the view corridor requirements in the W-2 Overlay Subdistrict, specifically within the Middle Branch Waterfront Area. The amendments adjust spacing and width standards for required public view corridors to enhance flexibility in site planning while preserving public access and visual connectivity to the waterfront.

**Key Amendments:**

- Replaces the singular spacing and width requirement (300 feet apart and 15 feet wide) with a tiered option:
  - **Option A:** Corridors no more than 300 feet apart, **minimum 15 feet wide.**
  - **Option B:** Corridors up to 600 feet apart, **minimum 60 feet wide.**
- Corresponding updates to Table 12-903(4) – Middle Branch Waterfront Area, to reflect revised corridor locations.

**RECOMMENDATION:** Adopt findings and Approve

**STAFF:** Austin C. Davis

**PETITIONER:** Councilmember Porter

**OWNER:** Westport Capital Development, LLC

### **SITE/GENERAL AREA**

Site Conditions: The subject area is located within the Middle Branch waterfront and is subject to the W-2 Overlay District. The site includes parcels associated with the One Westport redevelopment project. Much of the land is currently vacant or underutilized, with redevelopment proposed for mixed-use residential, open space, and commercial uses.

General Area: The area is characterized by large-scale redevelopment parcels adjacent to the Middle Branch of the Patapsco River, in proximity to the Westport Light Rail Station. The surrounding land includes industrial remnants, transit infrastructure, and emerging mixed-use projects guided by recent area master plans.

### **HISTORY**

- **2005:** Westport-Mount Winans-Lakeland Communities Master Plan adopted.
- **2007:** Middle Branch Master Plan adopted.
- **2007:** PUD #139 Westport Waterfront recommended for approval.
- **2012:** Middle Branch Transportation Master Plan adopted.

- **2015:** South Baltimore Gateway Master Plan adopted.
- **2020-2021:** One Westport Master Plan concept reviewed by UDARP.
- **2021 (Dec 2):** Final Subdivision / Concept Development Plan approved for all parcels.
- **2023:** Reimagine Middle Branch Plan adopted.

## CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Transit-Oriented Development group in the General Land Use Plan. This proposed development conforms to that designation.

This site is also located within the adopted Westport Mount Winans Lakeland Master Plan, which designates the One Westport area for Waterfront Mixed-Use Development. The plan supports mixed-income housing, public park space, and improved access to the waterfront. The proposed zoning text amendment supports implementation of that plan by allowing more flexible but equally effective public view corridors to the water.

## ZONING CODE REQUIREMENTS

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

This zoning text amendment provides targeted flexibility in the W-2 Overlay's view corridor requirements, enabling better alignment with master-planned development conditions along the Middle Branch waterfront.

### Required Findings:

Per §5-508(b)(1) of Article 32 – *Zoning*, and 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. In this case, the proposal addresses evolving urban design and planning goals associated with the One Westport redevelopment and reflects a functional response to site constraints such as easements and waterfront conditions.

### Maryland Land Use Code – Requirements for Rezoning:

The Land Use Article of the Maryland Code requires the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA) to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* MD Code, Land Use § 10-305 (2024)). In reviewing this request, the staff finds that:

1. **The Plan:** The proposed amendment aligns with the Comprehensive Master Plan and Westport Master Plan by promoting effective waterfront access, urban design quality, and transit-oriented development.
2. **The needs of Baltimore City:** Baltimore needs flexible development tools to achieve high-quality, equitable waterfront redevelopment that leverages transit, parks, and underutilized land.
3. **The needs of the particular neighborhood:** Westport and surrounding communities benefit from enhanced access to the waterfront and amenities delivered through public-private redevelopment partnerships. The amendment enables design outcomes that balance access and usability.

Similarly, the Land Use article, also adopted by Article 32 – *Zoning* §5-508(b)(2), requires the City Council to make findings of fact (MD Code, Land Use § 10-304 (2024)). The findings of fact include:

1. **Population changes:** Anticipated increase in residential population through the Westport redevelopment supports need for refined urban design standards.
2. **Availability of public facilities:** The amendment does not alter demands on public facilities but enables a more efficient public space network.

3. **Present and future transportation patterns:** The site is proximate to the Westport Light Rail Station and bicycle/pedestrian infrastructure; flexible corridor spacing accommodates better transit integration.
4. **Compatibility with existing and proposed development:** The change is tailored to the One Westport plan and conforms with nearby mixed-use and open space objectives.
5. **The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department will recommend APPROVAL of the rezoning request to the Planning Commission. The BMZA has not yet commented on this bill.

There are additional standards under Article 32 – *Zoning* §5-508(b)(3) that must be considered for map amendments. These include:

- (i) **existing uses of property within the general area of the property in question;** area is currently characterized by vacant land and early-stage redevelopment.
- (ii) **the zoning classification of other property within the general area of the property in question;** Surrounding zoning includes TOD-4 and W-2 Overlay Districts designed for high-density, mixed-use redevelopment
- (iii) **the suitability of the property in question for the uses permitted under its existing zoning classification;** existing zoning supports redevelopment; the amendment allows improved site-specific flexibility.
- (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.** The One Westport site has undergone subdivision and UDAAP approvals, however will need to be revisited as a result of the master plan changes.

**Background:** This amendment was introduced in direct response to evolving design needs within the One Westport Master Plan, a major mixed-use redevelopment project on the Middle Branch. The W-2 view corridor spacing standard (currently 300 feet maximum) was identified as overly restrictive given the site's physical constraints and public space ambitions. The amendment offers a clear alternative standard that preserves the overlay's goals while enabling superior site planning.

**Impact:**

This proposal allows for more thoughtful and inclusive design of public spaces within the Westport redevelopment, encouraging community-facing waterfront access and high-quality open space. It supports long-term goals of economic inclusion and equitable access to amenities.

**Engagement:**

The Westport Master Plan was reviewed by UDAAP and informed by community planning processes, including the Westport Mount Winans Lakeland Master Plan. Continued public engagement is expected through future design review phases.

**Internal Operations:**

This amendment represents a minor administrative burden, but addresses a specific development

constraint with a clear policy response. It is anticipated to reduce future requests for variances or legislative exceptions in similar waterfront contexts.

Notification: The Westport Neighborhood Association, Westport CEDC, Mt. Winans Community Association, St. Paul Neighborhood Association, and South Baltimore Gateway Partnership have been notified of this application, and the property has been posted in accordance with Planning Commission guidelines.

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

**Chris Ryer**  
**Director**

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**CITY OF BALTIMORE**

**BRANDON M. SCOTT**

Mayor



**DEPARTMENT OF LAW**

**EBONY M. THOMPSON, CITY SOLICITOR**

**100 N. HOLLIDAY STREET**

**SUITE 101, CITY HALL**

**BALTIMORE, MD 21202**

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June 4, 2025

The Honorable President and Members  
of the Baltimore City Council  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 25-0054 – Zoning – W-2 Overlay District – Amendment

Dear President and City Council Members:

The Law Department reviewed City Council Bill 25-0054 for form and legal sufficiency. The bill would amend the text of Section 12-904(b) and Table 12-903(4) of the City Zoning Code in Article 32 for the purpose of changing the view corridor requirements in the W-2 Overlay District. Table 12-903(4) relates to the Middle Branch Waterfront Area, which appears to be the only W-2 District in the Zoning Code. The Waterfront Districts in Tables 12-903(1)-(3) are W-1 Overlay Districts.

The City Council must consider the following when evaluating changes to the text of the City's Zoning Code:

- (1) the amendment's consistency with the City's Comprehensive Master Plan;
- (2) whether the amendment would promote the public health, safety, and welfare;
- (3) the amendment's consistency with the intent and general regulations of this Code;
- (4) whether the amendment would correct an error or omission, clarify existing requirements, or effect a change in policy; and
- (5) the extent to which the amendment would create nonconformities.

Baltimore City Code, Art. 32, § 5-508(c).

The Planning Report analyzed Council Bill 25-0054 as a map amendment. Therefore, the Report analyzed the amendments in accordance with the standards set forth in Section 5-508(b) of Article 32. The City Council may approve a map amendment if it finds a substantial change in the character of the neighborhood where the property is located, or mistake in the existing zoning classification. Baltimore City Code, Art. 32, § 5-508(b)(1). The City Council is required to make the following findings of fact in determining whether to permit rezoning based on mistake or change in the character of the neighborhood:

- (i) population change;
- (ii) the availability of public facilities;
- (iii) the present and future transportation patterns;
- (iv) compatibility with existing and proposed development for the area;

- (v) the recommendations of the Planning Commission and the Board [of Municipal and Zoning Appeals]; and
- (vi) the relationship of the proposed amendment to Baltimore City's plan.

Md. Code, Land Use, § 10-304(b)(1); Baltimore City Code, Art. 32, § 5-508(b)(2).

Article 32 of the City Code requires the Council to consider the following additional factors:

- (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.

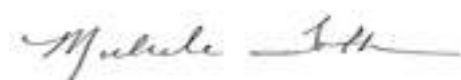
Baltimore City Code, Art. 32, § 5-508(b)(3).

A map amendment involves a change in the zoning classification of a particular property. This change in the zoning classification is known as piecemeal zoning. A text amendment is not a piecemeal zoning, as it does not change the assigned zoning classification of any parcel but rather changes the requirements for a particular zone. *See MBC Realty, LLC v. Mayor of Balt.*, 192 Md. App. 218, 238 (2010). Council Bill 25-0054 does not seek to change the zoning designation of a property. The bill adjusts the view corridor requirements for an existing zoning designation, namely the W-2 Overlay District. Therefore, the applicable standards for analysis of the amendment in Council Bill 25-0054 are in Section 5-508(c) of Article 32 set out above. Amending the text of the Zoning Code is not a quasi-judicial action and does not require findings of fact. "Legislative revision of the language of a zoning ordinance by means of a text amendment is in the nature of a legislative action, and therefore is comparable to original zoning and comprehensive zoning." *Id.* at 236. The criteria set out in Section 5-508(c) are standards for consideration by the City Council in evaluating whether to amend the text of the Zoning Code.

Any bill that authorizes a change in the text of the Zoning Code is a "legislative authorization," which requires that certain procedures be followed in the bill's passage, including a public hearing. Baltimore City Code, Art. 32, §§ 5-501; 5-507; 5-601(a). Certain notice requirements apply to the bill. Baltimore City Code, Art. 32, §§ 5-601(b)(1), (c), (e). The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).

Assuming all the procedural requirements are met, the Law Department can approve the bill for form and legal sufficiency.

Very truly yours,





Michele Toth  
Assistant Solicitor

cc: Ebony Thompson  
Ethan Hasiuk  
Ty'lor Schnella  
Shamoyia Gardiner  
Hilary Ruley  
Jeff Hochstetler  
Ashlea Brown  
Desiree Luckey  
Ahleah Knapp



## MEMORANDUM

**DATE:** May 25, 2025  
**TO:** Land Use & Transportation Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** Favorable  
**SUBJECT:** Council Bill 25-0054

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0054 introduced by Councilmember Porter.

### PURPOSE

The proposed legislation changes the sightline requirements in the W-2 Overlay District which includes waterfront portions of Baltimore Peninsula, the Stadium/Entertainment Area, and the southwest Baltimore City neighborhood of Westport. The bill proposes changes to "Table 12-903(4). Middle Branch Waterfront Area, to include the updated view corridors.

### BRIEF HISTORY

The Westport Master Plan, adopted in 2021, seeks to redevelop a section of the Westport neighborhood, bounded by the waterfront on the east, by Kroman Street to the west and north, by railroad tracks to the west, and by Waterview Avenue to the south. This bill seeks to update the view corridor requirements of the various parcels that comprise the redevelopment site as originally outlined in the master plan. The proposed updates protect the sightlines and bring them into alignment with the changes to the overall development plan that was recently revised.

### FISCAL IMPACT [to BDC]

None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 25-0054. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Ty'lor Schnella, Mayor's Office of Government Relations

MJF

# **Baltimore City Council**



## **Land Use & Transportation**

### **Committee**

**Bill: 25-0054**

**Title: Zoning – W-2 Overlay District –  
Amendment**

# **Additional Materials**

Maryland The Daily Record  
200 St. Paul Place  
Baltimore, MD, 21202  
Phone: 4435248100

MARYLAND

# THE DAILY RECORD

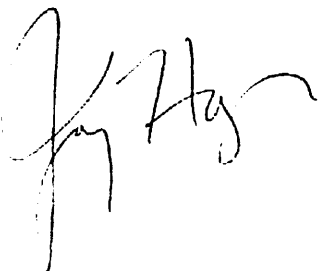
## Affidavit of Publication

To: Rosenberg, Martin, Greenberg, LLP - Caroline L. Hecker  
25 S Charles St, Fl 21  
Baltimore, MD, 21201

Re: Legal Notice 4060309,  
PUBLIC HEARING ON BILL NO. 25-0054

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 06/03/2025

By



Joy Hough  
Authorized Designee of the Publisher

### Baltimore City

#### BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 25-0054

The Committee on Land Use & Transportation of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0054 on Thursday, June 26, 2025, at 9:00 AM in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

#### Zoning - W-2 Overlay District - Amendment

FOR the purpose of amending the view corridor requirements in the W-2 Overlay District; and amending "Table 12.903(4). Middle Branch Waterfront Area" to include revised view corridors.

Applicant: Westport Capital Development, LLC

For more information, contact committee staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY  
Chair

je3 4060309

