

CITY OF BALTIMORE  
ORDINANCE **23-190**  
Council Bill 22-0261

---

Introduced by: Councilmember Cohen

At the request of: Haven Rock, LLC

Address: c/o Justin A. Williams, Esq.  
Rosenberg Martin Greenberg, LLP  
25 S. Charles Street, Suite 21<sup>st</sup> Floor  
Baltimore, Maryland 21201

Telephone: (410) 727-6600

Introduced and read first time: August 15, 2022

Assigned to: Economic and Community Development Committee

---

Committee Report: Favorable, with Amendments

Council action: Adopted

Read second time: December 15, 2022

---

AN ORDINANCE CONCERNING

1       **Rezoning – 801 South Haven Street, a Portion of Block 6458/Lot 004A, and a Portion of**  
2       **Block 6467/Lot 021A, and a Portion of Block 6458/Lot 004**

3       FOR the purpose of changing the zoning for the properties known as 801 South Haven Street, a  
4       portion of Block 6458/Lot 004A, and a portion of Block 6467/Lot 021A, and a portion of  
5       Block 6458/Lot 004, as outlined in red on the accompanying plat, from the I-2 and IMU-2  
6       Zoning Districts to the R-8 Zoning District; and providing for a special effective date.

7       BY amending

8       Article - Zoning  
9       Zoning District Maps  
10       Sheet 58 and 68  
11       Baltimore City Revised Code  
12       (Edition 2000)

13       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
14       Sheets 58 and 68 of the Zoning District Maps is amended by changing from IMU-2 Zoning  
15       District to the R-8 Zoning District the property known 801 South Haven Street, and from the I-2  
16       Zoning District to the R-8 Zoning District the properties known as a portion of Block 6458/Lot  
17       004A, and a portion of Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, as outlined  
18       in red on the plat accompanying this Ordinance.

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.

**Council Bill 22-0261**

1       **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
8 the Zoning Administrator.

9       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
10 enacted.

**Council Bill 22-0261**

Certified as duly passed this 09 day of January, 2023.



\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 09 day of January, 2023



\_\_\_\_\_  
Chief Clerk

Approved this 24th day of February, 2023



\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
This 23rd Day of January, 2023.

Elena R DiPietro

Chief solicitor