

Introduced by: Councilmember Stokes, *Stokes*

Prepared by: Department of Legislative Reference

Date: May 30, 2018

Referred to: **LAND USE AND TRANSPORTATION** Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL *18 - 0255*

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – Certain Properties in the Old Goucher Community

FOR the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

BY amending
Article 32 - Zoning
Zoning District Map
Sheet 35
Baltimore City Revised Code
(Edition 2000)

[Handwritten signature]

Robert Stokes

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

_____	Baltimore City Public School System
_____	Baltimore Development Corporation
_____	City Solicitor
_____	Comptroller's Office
_____	Department of Audits
_____	Department of Finance
_____	Department of General Services
_____	Department of Housing and Community Development
_____	Department of Human Resources
_____	Department of Planning
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Department of Public Works
_____	Department of Real Estate
_____	Department of Recreation and Parks
_____	Department of Transportation
_____	Fire Department
_____	Health Department
_____	Mayor's Office of Employment Development
_____	Mayor's Office of Human Services
_____	Mayor's Office of Information Technology
_____	Office of the Mayor
_____	Police Department
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Environmental Control Board
_____	Fire & Police Employees' Retirement System
_____	Labor Commissioner
_____	Parking Authority Board
_____	Planning Commission
_____	Wage Commission
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Board of Estimates
_____	Board of Ethics
_____	Board of Municipal and Zoning Appeals
_____	Comm. for Historical and Architectural Preservation
_____	Commission on Sustainability
_____	Employees' Retirement System
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Boards and Commissions

CITY OF BALTIMORE
ORDINANCE **18-193**
Council Bill 18-0255

Introduced by: Councilmember Stokes, President Young
Introduced and read first time: June 4, 2018
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable
Council action: Adopted
Read second time: September 17, 2018

AN ORDINANCE CONCERNING

1 **Rezoning – Certain Properties in the Old Goucher Community**

2 FOR the purpose of changing the zoning for certain properties in the Old Goucher community, as
3 outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning
4 District.

5 BY amending

6 Article 32 - Zoning
7 Zoning District Map
8 Sheet 35
9 Baltimore City Revised Code
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
12 Sheet 35 of the Zoning District Map is amended by changing from the OR-1 Zoning District to
13 the C-1 Zoning District, as outlined in red on the plat accompanying this Ordinance, the
14 following properties known as:

15	2201 Maryland Avenue	Block 3611 Lot 002
16	2203 Maryland Avenue	Block 3611 Lot 002A
17	2205 Maryland Avenue	Block 3611 Lot 002B
18	2209 Maryland Avenue	Block 3611 Lot 003
19	2211 Maryland Avenue	Block 3611 Lot 005
20	2219 Maryland Avenue	Block 3611 Lot 007
21	2221 Maryland Avenue	Block 3611 Lot 008
22	2223 Maryland Avenue	Block 3611 Lot 009
23	2301 Maryland Avenue	Block 3623 Lot 001
24	2309 Maryland Avenue	Block 3623 Lot 005
25	2313 Maryland Avenue	Block 3623 Lot 006
26	2315 Maryland Avenue	Block 3623 Lot 007
27	2319 Maryland Avenue	Block 3623 Lot 008
28	2323 Maryland Avenue	Block 3623 Lot 010

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 18-0255


1	2325 Maryland Avenue	Block 3623 Lot 012
2	2401 Maryland Avenue	Block 3624 Lot 001
3	2403 Maryland Avenue	Block 3624 Lot 002
4	2405 Maryland Avenue	Block 3624 Lot 003
5	2407 Maryland Avenue	Block 3624 Lot 004
6	2409 Maryland Avenue	Block 3624 Lot 005
7	2411 Maryland Avenue	Block 3624 Lot 006
8	2413 Maryland Avenue	Block 3624 Lot 007
9	2415 Maryland Avenue	Block 3624 Lot 008
10	2417 Maryland Avenue	Block 3624 Lot 009
11	2419 Maryland Avenue	Block 3624 Lot 010
12	2421 Maryland Avenue	Block 3624 Lot 011
13	2423 Maryland Avenue	Block 3624 Lot 012
14	2425 Maryland Avenue	Block 3624 Lot 013
15	2427 Maryland Avenue	Block 3624 Lot 014
16	2429 Maryland Avenue	Block 3624 Lot 015
17	2431 Maryland Avenue	Block 3624 Lot 016
18	2433 Maryland Avenue	Block 3624 Lot 017
19	2435 Maryland Avenue	Block 3624 Lot 018
20	2437 Maryland Avenue	Block 3624 Lot 019
21	2439 Maryland Avenue	Block 3624 Lot 020
22	2441 Maryland Avenue	Block 3624 Lot 021
23	2443 Maryland Avenue	Block 3624 Lot 022
24	2445 Maryland Avenue	Block 3624 Lot 023
25	2447 Maryland Avenue	Block 3624 Lot 024
26	2449 Maryland Avenue	Block 3624 Lot 025
27	2451 Maryland Avenue	Block 3624 Lot 026
28	2453 Maryland Avenue	Block 3624 Lot 027
29	12 West 22 nd Street	Block 3611 Lot 001
30	14 West 22 nd Street	Block 3611 Lot 001A
31	1 West 24 th Street	Block 3623 Lot 018
32	3 West 24 th Street	Block 3623 Lot 017
33	4 West 24 th Street	Block 3624 Lot 050
34	5 West 24 th Street	Block 3623 Lot 016
35	7 West 24 th Street	Block 3623 Lot 015
36	9 West 24 th Street	Block 3623 Lot 014
37	10 West 24 th Street	Block 3624 Lot 053
38	11 West 24 th Street	Block 3623 Lot 013
39	12 West 24 th Street	Block 3624 Lot 054
40	14 West 24 th Street	Block 3624 Lot 055
41	16 West 24 th Street	Block 3624 Lot 056
42	11 West 25 th Street	Block 3624 Lot 030
43	17 West 25 th Street	Block 3623 Lot 012A
44	21 West 25 th Street	Block 3624 Lot 028
45	2450 Morton Street	Block 3624 Lot 057

Council Bill 18-0255

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 30th day
10 after the date it is enacted.


Certified as duly passed this _____ day of OCT 15 2018



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of OCT 15 2018



Chief Clerk

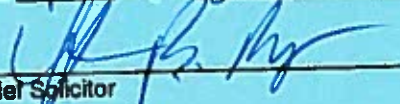
Approved this 9 day of November, 2018



Mayor, Baltimore City

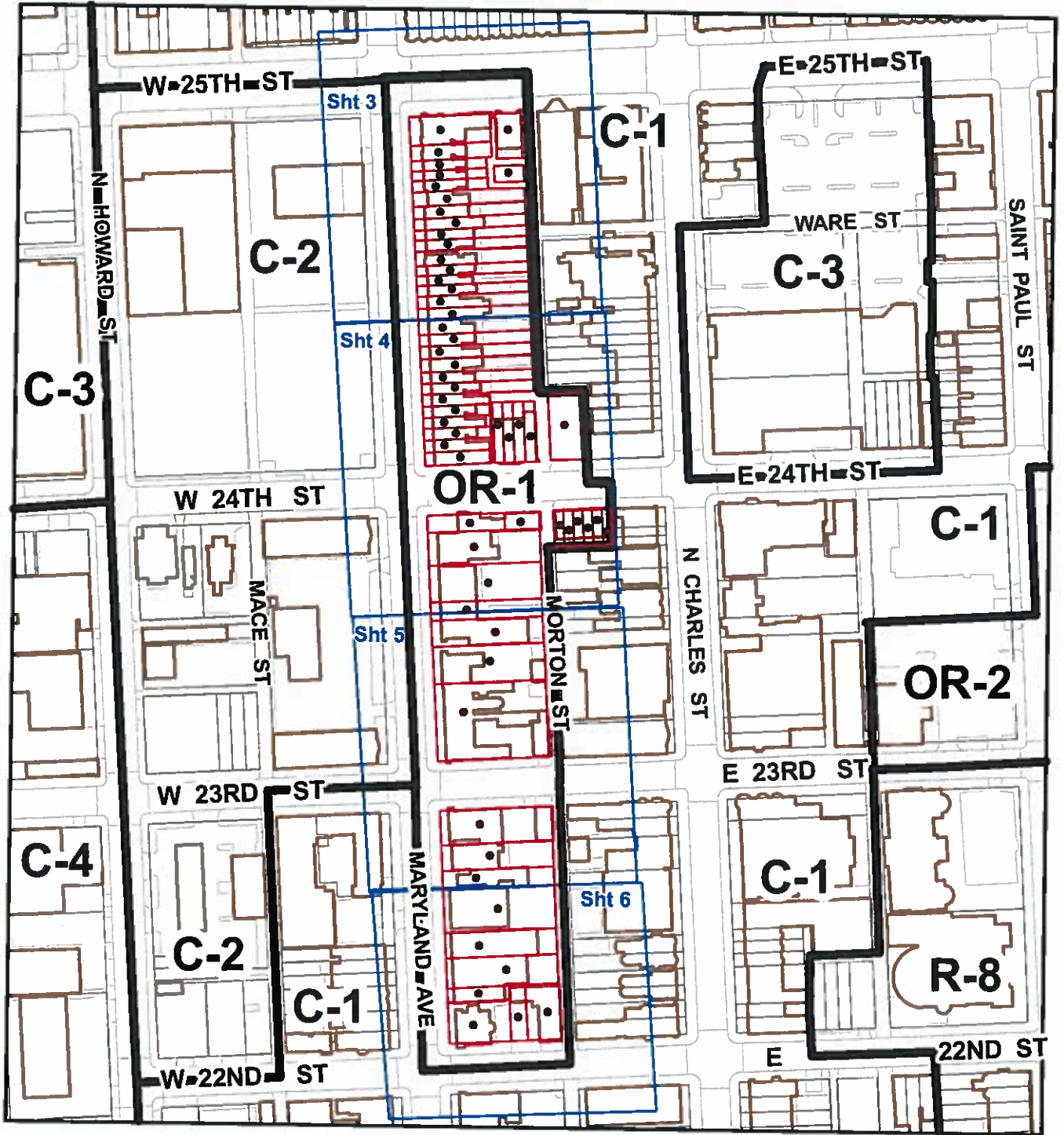
Approved For Form and Legal Sufficiency

This 17 Day of October 2018



Chief Solicitor

SHEET NO. 35 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'

Gath E P
MAYOR
[Signature]
PRESIDENT CITY COUNCIL

765



31

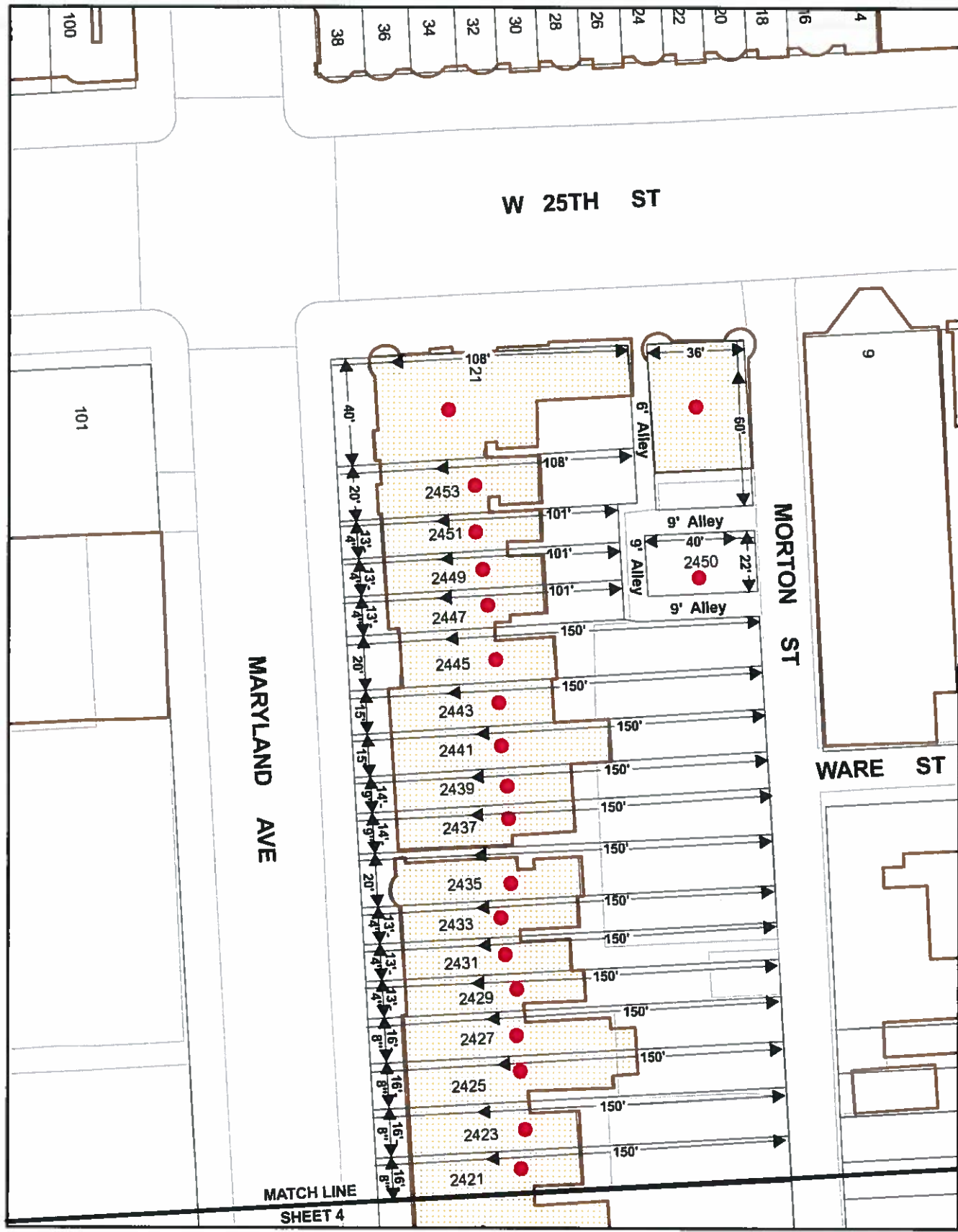
Form 2-11



In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From OR-1 Zoning to C-1 Zoning, As Outlined In Red On The Forthcoming Maps.

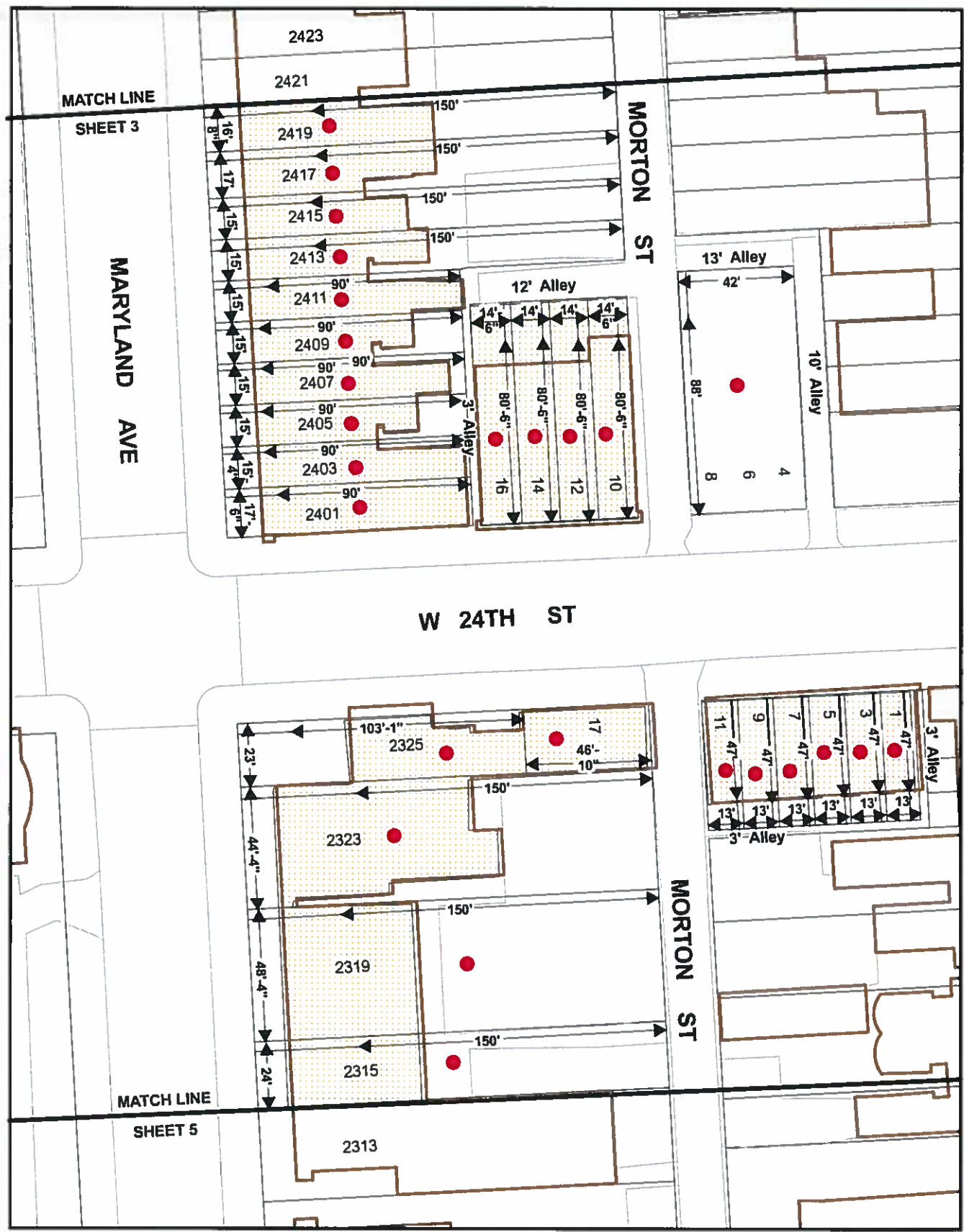
2201 Maryland Avenue Ward 12 Section 7 Block 3611 Lot 002
2203 Maryland Avenue Ward 12 Section 7 Block 3611 Lot 002A
2205 Maryland Avenue Ward 12 Section 7 Block 3611 Lot 002B
2209 Maryland Avenue Ward 12 Section 7 Block 3611 Lot 003
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2221 Maryland Avenue Ward 12 Section 7 Block 3611 Lot 008
2223 Maryland Avenue Ward 12 Section 7 Block 3611 Lot 009
2301 Maryland Avenue Ward 12 Section 6 Block 3623 Lot 001
2309 Maryland Avenue Ward 12 Section 6 Block 3623 Lot 005
2313 Maryland Avenue Ward 12 Section 6 Block 3623 Lot 006
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2319 Maryland Avenue Ward 12 Section 6 Block 3623 Lot 008
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17 West 24th Street Ward 12 Section 6 Block 3623 Lot 012A
11 West 25th Street Ward 12 Section 6 Block 3624 Lot 030
21 West 25th Street Ward 12 Section 6 Block 3624 Lot 028
2450 Morton Street Ward 12 Section 6 Block 3624 Lot 057





Scale: 1" = 50'

Sheet #3



Scale: 1" = 50'

Sheet #4



Scale: 1" = 50'

Sheet #5



Scale: 1" = 50'

Sheet #6

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: September 13, 2018

BILL#: 18-0255

BILL TITLE: Zoning - Rezoning - Certain Properties in the Old Goucher Community

MOTION BY: Clark SECONDED BY: Warsey

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	7	0	0	0

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

1954-1955

1954-1955

1954-1955

1954-1955



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

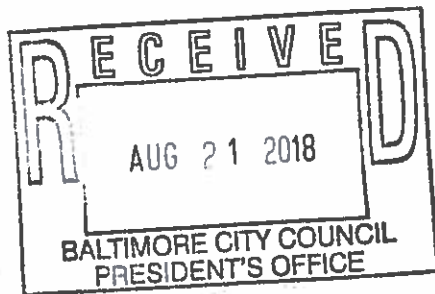
WE HEREBY CERTIFY, that the annexed advertisement of Order No 5751267

Sold To:

Baltimore City Council - CU00201379
100 Holliday St
Rom 409
Baltimore, MD 21202-3427

Bill To:

Baltimore City Council - CU00201379
100 Holliday St
Rom 409
Baltimore, MD 21202-3427



Was published in "The Baltimore Sun", "Daily", a newspaper printed and published in Baltimore City on the following dates:

Aug 13, 2018

The Baltimore Sun Media Group

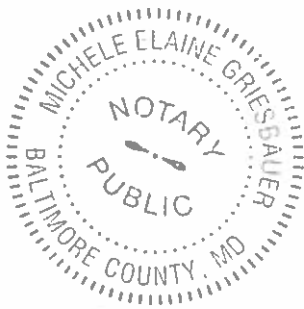
By S. Wilkinson

Subscribed and sworn to before me this 14 day of August, 2018

By Michele Elaine

Notary Public

My commission expires 10/5/19



**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO.
18-0255**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, September 12, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0255.

CC 18-0255 ORDINANCE - Re-zoning - Certain Properties in the Old Goucher Community FOR the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

BY amending
Article 32 - Zoning
Zoning District Map
Sheet 35
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.
Applicant: AB Associates
For more information contact:
Jennifer Coates, Committee Staff at (410) 396-1260.

EDWARD REISINGER
Chair
TBS 08/13/2018 5751267

W I S C O N S I N

W I S C O N S I N

W I S C O N S I N

CERTIFICATE OF POSTING

RE: Case No. CCB 18-0255

Date of Hearing 9/12/18

**Baltimore City Council
c/o Natawna B. Austin
Room 409 – City Hall
100 N. Holliday Street
Baltimore, Md. 21202**

This letter is to certify that the necessary signs were posted conspicuously, on the properties at the following locations:

SEC of E. 25th. Street & Hargrove Avenue,
2309 Maryland Avenue,
2223 Maryland Avenue
2201 Maryland Avenue on 8/13/18

Sincerely,

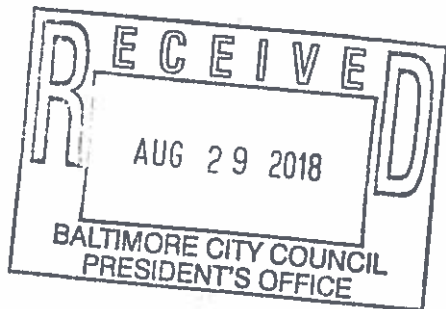

Richard E. Hoffman

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

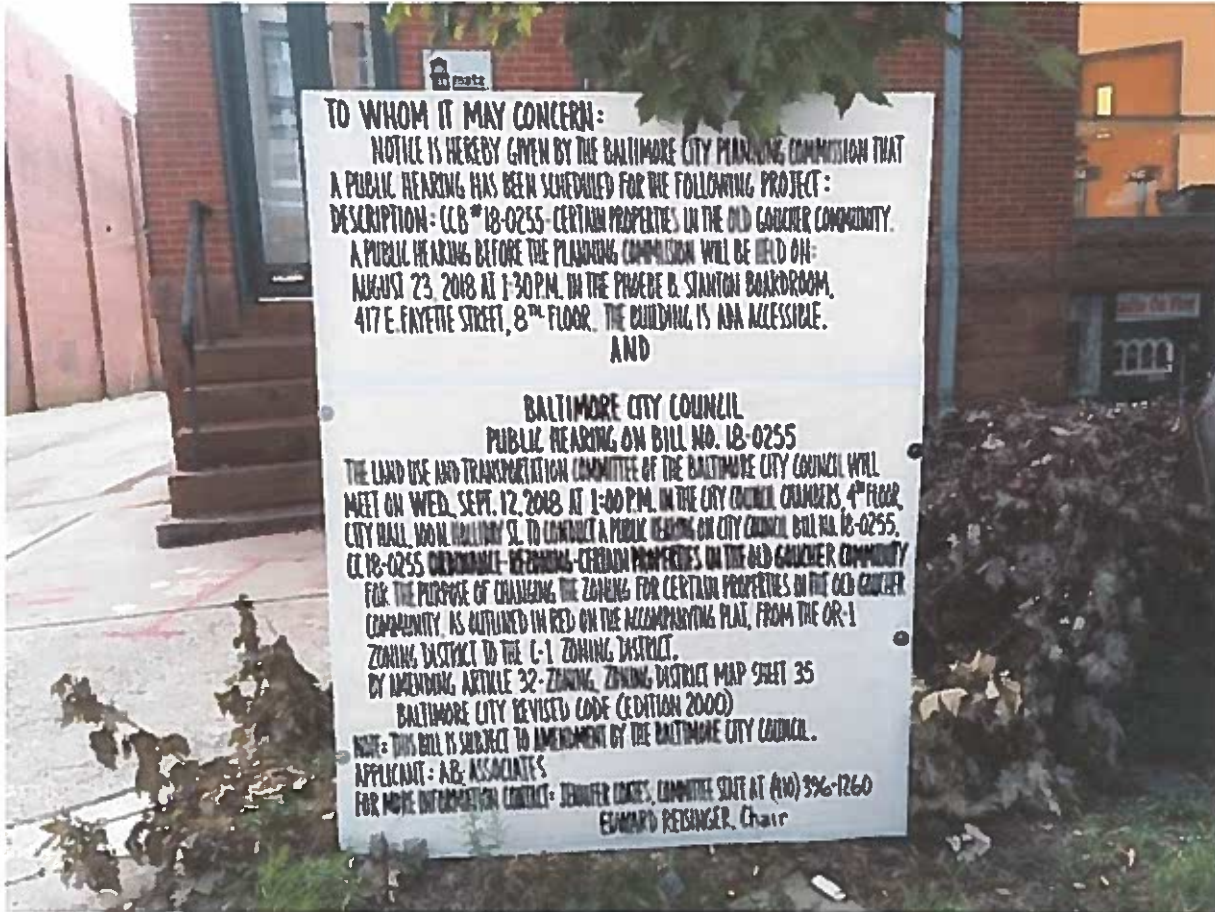


Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 18-0255



SEC of E. 25th Street & Hargrove Ave.

Posted 8/13/18


8/13/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 18-0255



2309 Maryland Avenue

Posted 8/13/18

Richard E. Hoffman
8/13/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

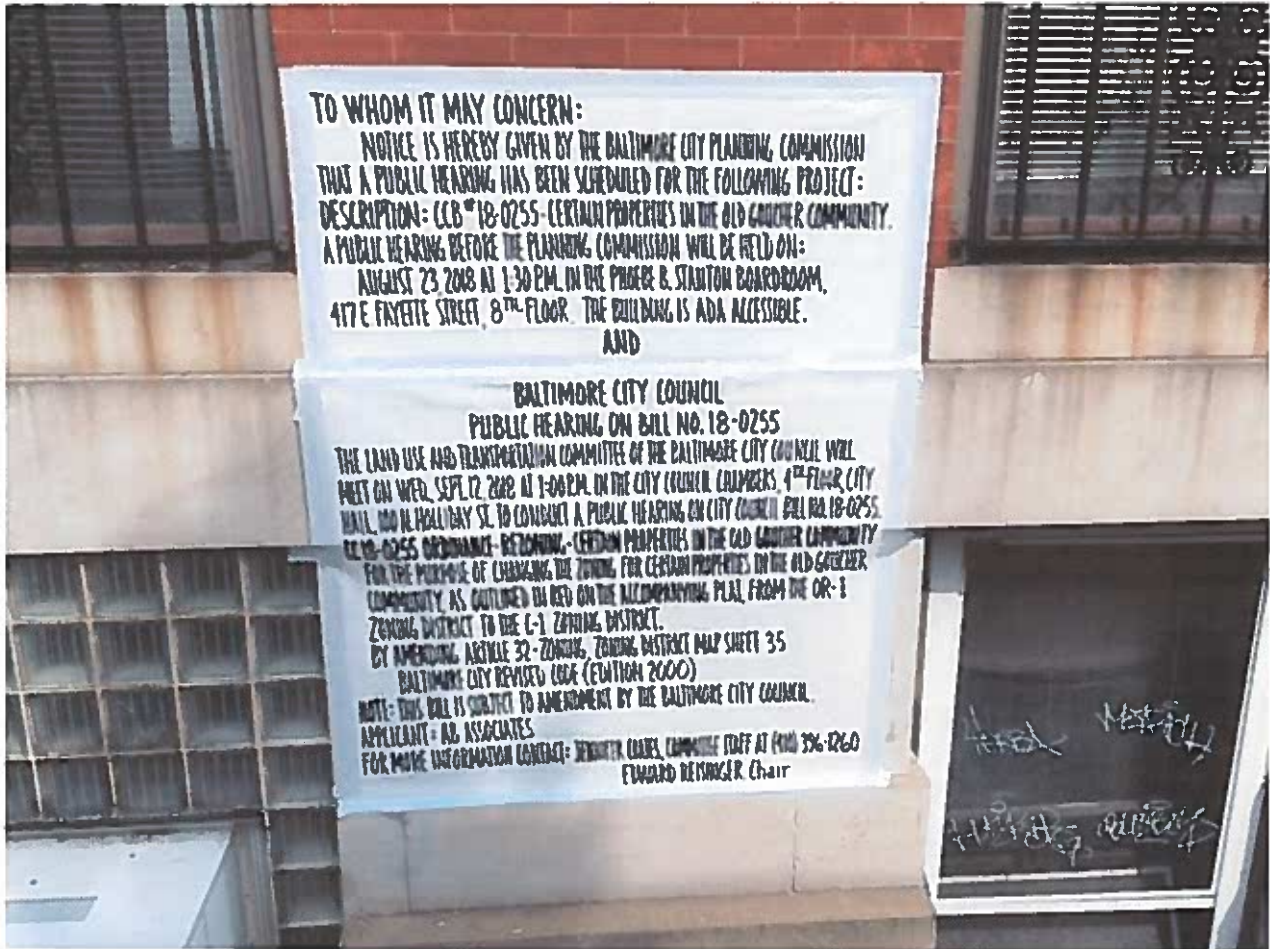
443-243-7360

Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 18-0255



TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN BY THE BALTIMORE CITY PLANNING COMMISSION THAT A PUBLIC HEARING HAS BEEN SCHEDULED FOR THE FOLLOWING PROJECT:
DESCRIPTION: CCB # 18-0255- CERTAIN PROPERTIES IN THE OLD GARDNER COMMUNITY.
A PUBLIC HEARING BEFORE THE PLANNING COMMISSION WILL BE HELD ON:
AUGUST 23, 2008 AT 1:30 P.M. IN THE PROFR B. STANTON BOARDROOM,
417 E. FAYETTE STREET, 8TH FLOOR. THE BUILDING IS ADA ACCESSIBLE.
AND

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0255
THE LAND USE AND TRANSPORTATION COMMITTEE OF THE BALTIMORE CITY COUNCIL WILL MEET ON WED. SEPT. 12, 2008 AT 1:00 P.M. IN THE CITY COUNCIL CHAMBERS, 4TH FLOOR, CITY HALL, 100 N. HOLLIDAY ST. TO CONSIDER A PUBLIC HEARING ON CITY COUNCIL BILL NO. 18-0255.
CCB NO. 18-0255 ORDINANCE- REZONING- CERTAIN PROPERTIES IN THE OLD GARDNER COMMUNITY FOR THE PURPOSE OF CHANGING THE ZONING FOR CERTAIN PROPERTIES IN THE OLD GARDNER COMMUNITY, AS OUTLINED IN RED ON THE ACCOMPANYING PLAT, FROM THE OR-1 ZONING DISTRICT TO THE E-1 ZONING DISTRICT.
BY AMENDING ARTICLE 32- ZONING, ZONING DISTRICT MAP SHEET 35
BALTIMORE CITY REVISED CODE (EDITION 2000)
NOTE: THIS BILL IS SUBJECT TO AMENDMENT BY THE BALTIMORE CITY COUNCIL.
APPLICANT - AB ASSOCIATES
FOR MORE INFORMATION CONTACT: DENNIE COLES, COMMUNITY STAFF AT (410) 396-1260
EDWARD REISBERGER, Chair

2223 Maryland Avenue

Posted 8/13/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

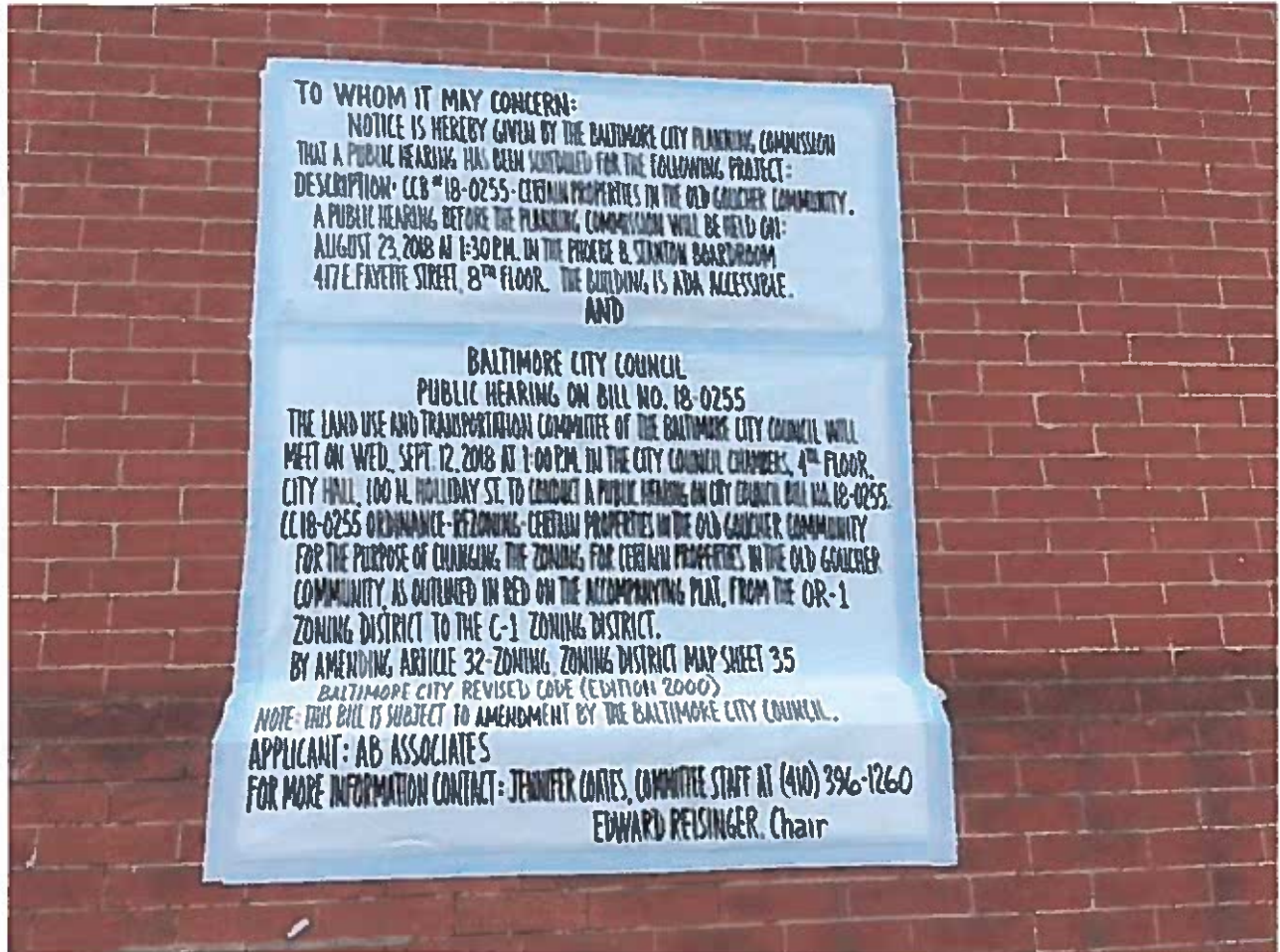
443-243-7360

Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 18-0255



2201 Maryland Avenue

Posted 8/13/18

Richard E. Hoffman
8/13/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CITY OF BALTIMORE

CATHERINE E. PUGIT, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Al Barry, AB Associates

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee,
Baltimore City Council

Date: July 10, 2018

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – MAP AMENDMENTS
(REZONINGS); TEXT AMENDMENTS AND PLANNED UNIT DEVELOPMENTS

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 18-0255

Date: Wednesday, September 12, 2018

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

- Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs

For helpful information about the notice requirements under Article 32 - Zoning (pages 127 – 128) see Attachment B. You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 30 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

Wording for Written Notice to Property Owner(s), Sign Posting and Newspaper Advertisement

The information that must be published in a newspaper advertisement, posted on a sign and mailed to the property owner appears between the double lines on the attached page (*See Attachment A*); the deadline date is indicated in BOLD letters at the top of Attachment A.

Certification of Postings

Certification of the written notice, sign posting on the property, and publication of the newspaper advertisement, in duplicate, must be sent four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

<i>Newspaper Ad:</i>	<i>August 13, 2018</i>
<i>Sign Posting Deadline:</i>	<i>August 13, 2018</i>
<i>Written Notice to Property Owners:</i>	<i>August 13, 2018</i>

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council,
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov.

ATTACHMENT A

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED AND PUBLISHED **BY WEDNESDAY, AUGUST 13, 2018**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0255**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, September 12, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0255.

CC 18-0255 ORDINANCE - Rezoning - Certain Properties in the Old Goucher Community
FOR the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

BY amending
Article 32 - Zoning
Zoning District Map
Sheet 35
Baltimore City Revised Code
(Edition 2000)

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

Applicant: AB Associates

For more information contact: Jennifer Coates, Committee Staff at (410) 396-1260.

EDWARD REISINGER

Chair

**SEND CERTIFICATION OF PUBLICATION TO:
ADVERTISEMENT TO:**

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS

Mr. Al Barry c/o AB Associates
201 E. Baltimore Street, #1150
Baltimore, MD 21202
410-547-6900

**ZONING
SUBTITLE 6 – NOTICES**

ARTICLE 32, § 5-601

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
 - (i) by posting in a conspicuous place on the subject property; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
 - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

(1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
- (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (v) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

- (1) posted at least 30 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing.



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TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0255 / REZONING - Certain Properties in the Old Goucher Community		

DATE:

TO

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

August 24, 2018

At its regular meeting of August 23, 2018, the Planning Commission considered City Council Bill #18-0255, for the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #18-0255 and adopted the following resolution, nine members being present (nine in favor):

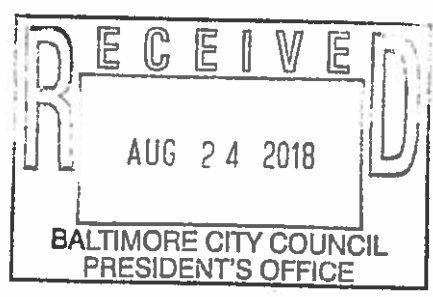
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #18-0255 be passed by the City Council.

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

TJS/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Kyron Banks, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Eboni Wimbush, DOT
 Ms. Natawna Austin, Council Services
 Mr. Ervin Bishop, Council Services
 Mr. Alfred Barry, AB Associates



F



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

August 23, 2018

REQUEST: City Council Bill #18-0255/ Rezoning – Certain Properties in the Old Goucher Community

For the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilmember Stokes and Council President Young

OWNERS: Various, of properties in the odd-numbered 2200, 2300, and 2400 blocks of Maryland Avenue, of adjacent properties in the unit blocks of West 22nd, West 24th, and West 25th Streets, and of the property addressed as 2450 Morton Street

SITE/GENERAL AREA

Site Conditions: The subject properties are predominantly improved with three-story attached structures, most of them constructed as row-housing in the late 19th Century, some partially modified for residential mixed use or converted to multi-family dwellings. The central portion of the odd-numbered 2200 block of Maryland Avenue is improved with one- and two-story attached commercial structures. The unit blocks of West 22nd, West 24th, and West 25th Streets are improved with two- and three-story attached structures. 2450 Morton Street is unimproved.

General Area: The properties that are the subject of this bill cover three blocks lying between Maryland Avenue and Morton Street. They are part of an area that was originally developed in the late 19th Century as an urban campus (eventually known as Goucher College) with a mixture of lecture halls, dormitories, open recreation spaces, and housing for faculty and staff of the College. After Goucher College moved from this area to its present suburban campus in 1954, the open spaces were sold off and developed individually with commercial structures, and some of the original row-houses were modified for partial or total non-residential use. Today the Old Goucher College National Register Historic District, which includes the properties subject to this bill, is primarily residential mixed-use and residential, with some scattered institutional and commercial uses, along with a large supermarket in a non-contributing structure located at Charles Street and 24th Street that serves both the Old Goucher College and the Charles Village communities. The most notable structure in this area is the Lovely Lane Methodist Church on Saint Paul Street at 22nd Street, which is a Baltimore City Landmark Structure.

HISTORY

The subject properties were included in the comprehensive rezoning of Baltimore City that was adopted by Ordinance 16-581 and technically amended by Ordinance 17-015. This, the current Zoning Code, became effective on June 5, 2017. These properties are within the Charles/ 25th Urban Renewal Plan area; this Plan was originally approved by Ordinance no. 01-0495 in 2001, and amended by its Amendment No. 1 dated March 4, 2002, approved by Ordinance no. 02-393 in 2002. All of the properties subject to this bill in the 2400 block of Maryland Avenue, and the properties on 25th Street and 24th Street, are designated in this Plan as “Contributing Structures” in the Plan’s Special Designations map (Exhibit B of the Plan). The subject properties on the 2300 block of Maryland Avenue are either designated as “Notable Structures” or “Contributing Structures” in the same Exhibit. The original structures in the 2200 block of Maryland Avenue (i.e., excluding the mid-20th Century commercial structures) are designated as “Contributing Structures”. The Plan requires referral of all plans for new construction, or demolition or exterior rehabilitation of Notable or Contributing Structures, to the Charles Village Community Benefits District’s Community Review Panel. The Charles Village Community Benefits District, which includes the properties subject to this bill, was established by Ordinance no. 94-0414 approved July 6, 1994, and most recently continued by Resolution 18-06 of the Mayor and City Council dated May 18, 2018. The Old Goucher College National Register Historic District was created in June of 1974 and expanded and certified to the National Register of Historic Places on September 26, 1994.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore City, LIVE Goal 2, Objective 2: Streamline and Strengthen the Development Process by Modernizing the Zoning Code to meet current needs. The new, now current, Zoning Code created many new and more flexible land use categories in recognition of the fact that changes in economic and cultural factors drive decisions on land use and their details, such as choice of location for business or personal residential use. The proposed action also supports EARN Goal 1, Objective 1: Retain and attract Businesses in all Growth Sectors, to the extent that it would, by increasing possible uses of the existing structures in the area that would be rezoned, offer small and start-up businesses additional locations to consider within the City of Baltimore.

ANALYSIS

“Comprehensive rezoning” means an ordinance that is

- (1) Initiated by City government to modify the zoning classifications of multiple properties;
- (2) Based on considerations concerning the common needs of a substantial geographic area, involving a considerable number of properties;
- (3) Designed to control and direct the use of land and structures according to present and planned future conditions; and
- (4) The product of: (i) careful consideration and extensive study by the Planning Department; and (ii) review by the Planning Commission. *Zoning Code, §1-304(m)*

The sixty properties that are the subject of City Council Bill 18-0255 were all studied in the course of City-wide study of all properties in Baltimore preparatory to formulation of Planning staff recommendations for use of the new zoning categories and standards contained in the TransForm Baltimore proposed Zoning Code. Under the previous Zoning Code, since 1971 these properties had been part of the B-2-3 Community Business zoning district, a moderate intensity zoning district intended to serve several communities. Planning staff recommended that the intensity of commercial use be slightly reduced, as more intense commercial use had not occurred in over three decades and existing structures were most suited to the least intensive commercial district being created.

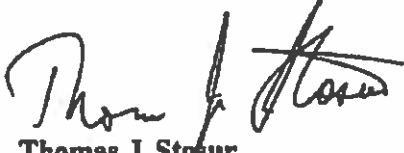
This comprehensive rezoning/ zoning process then proceeded to Planning Commission hearings on the draft version of TransForm Baltimore (both text and maps) held in various locations throughout Baltimore. Following conclusion of those public hearings, the Planning Commission held open work sessions and voted on each proposed change to the Departmental draft of the Code. Upon completing that task, the Planning Commission forwarded to the Mayor and City Council its own version of the draft TransForm Baltimore Zoning Code, which affirmed placement of these sixty properties in the C-1 zoning district. Following receipt of the Planning Commission's proposal, the Land Use and Transportation Committee of the City Council held public hearings and open work sessions on TransForm Baltimore, a process which took approximately three years of work.

Specifically with regard to the properties that are the subject of City Council Bill 18-0255, both the Planning Department and the Planning Commission recommended, in the course of preparing for comprehensive rezoning of the City, that C-1 zoning would be most appropriate, based upon their current land uses, existing structures, and land use trends influencing north-central areas of Baltimore. The Land Use and Transportation Committee accepted this recommendation at first. However, reflective of Councilmanic courtesy, that Committee on October 24, 2016 received and approved an amendment to the TransForm Baltimore map that changed the new zoning for the properties designated as "2200-2400 (eastside only)", from the C-1 zoning district to the OR-1 (Office-Residential) zoning district. Although its documentation did not include the street name for this change, this change was effective only in the 2200-2400 blocks of Maryland Avenue that lie within the 12th Council District. (The document is titled "Amendments to Council Bill 12-0152 ... Map Amendments for Council Districts 1, 9, 11 Supplemental, 12, 13, 14".) This change, when subsequently adopted by the City Council in December 2016, was not the product of the comprehensive zoning procedures and process of deliberation that had led to the original Planning Commission recommendation that these sixty properties would be more appropriately placed in a C-1 zoning district.


City Council Bill 18-0255, if adopted, would be considered a comprehensive rezoning action due to the number and extent of the properties affected, its reflection of consideration of common needs of the geographic area concerned, its direction of use of land and structures according to present and future conditions, and the fact that its outcome would reflect careful consideration and extensive study by the Planning Department and review by the Planning Commission.

Notification: Public notice of this hearing was given by posting of signs meeting Planning Commission specifications at three locations in the affected area: Maryland Avenue at 25th

Street, Maryland Avenue at 23rd Street, and Maryland Avenue at 22nd Street. Separate direct notices were sent to all property owners of record for the sixty properties that would be affected by this action.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large initial "T" and a prominent flourish at the end.

Thomas J. Stosur
Director

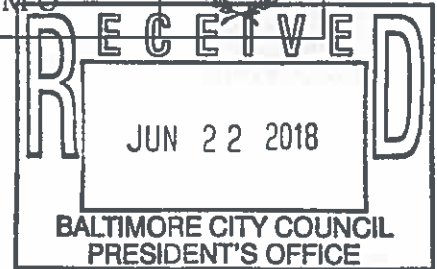
FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0255		

TO Mayor Catherine E. Pugh

DATE: 6/21/18

TO: Respective City Council Land Use and Transportation Committee
 FROM: Department of Transportation
 POSITION: Supports
 RE: Council Bill – 18-0255 - Rezoning

Favorable



INTRODUCTION – Rezoning – Certain Properties in the Old Goucher Community

PURPOSE/PLANS – For the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

2201 Maryland Avenue	Block 3611 Lot 002	2431 Maryland Avenue	Block 3624 Lot 016
2203 Maryland Avenue	Block 3611 Lot 002A	2433 Maryland Avenue	Block 3624 Lot 017
2205 Maryland Avenue	Block 3611 Lot 002B	2435 Maryland Avenue	Block 3624 Lot 018
2209 Maryland Avenue	Block 3611 Lot 003	2437 Maryland Avenue	Block 3624 Lot 019
2211 Maryland Avenue	Block 3611 Lot 005	2439 Maryland Avenue	Block 3624 Lot 020
2219 Maryland Avenue	Block 3611 Lot 007	2441 Maryland Avenue	Block 3624 Lot 021
2221 Maryland Avenue	Block 3611 Lot 008	2443 Maryland Avenue	Block 3624 Lot 022
2223 Maryland Avenue	Block 3611 Lot 009	2445 Maryland Avenue	Block 3624 Lot 023
2301 Maryland Avenue	Block 3623 Lot 001	2447 Maryland Avenue	Block 3624 Lot 024
2309 Maryland Avenue	Block 3623 Lot 005	2449 Maryland Avenue	Block 3624 Lot 025
2313 Maryland Avenue	Block 3623 Lot 006	2451 Maryland Avenue	Block 3624 Lot 026
2315 Maryland Avenue	Block 3623 Lot 007	2453 Maryland Avenue	Block 3624 Lot 027
2319 Maryland Avenue	Block 3623 Lot 008	12 West 22 nd Street	Block 3611 Lot 001
2323 Maryland Avenue	Block 3623 Lot 010	14 West 22 nd Street	Block 3611 Lot 001A
2325 Maryland Avenue	Block 3623 Lot 012	1 West 24 th Street	Block 3623 Lot 018
2401 Maryland Avenue	Block 3624 Lot 001	3 West 24 th Street	Block 3623 Lot 017
2403 Maryland Avenue	Block 3624 Lot 002	4 West 24 th Street	Block 3623 Lot 050
2405 Maryland Avenue	Block 3624 Lot 003	5 West 24 th Street	Block 3623 Lot 016
2407 Maryland Avenue	Block 3624 Lot 004	7 West 24 th Street	Block 3623 Lot 015
2409 Maryland Avenue	Block 3624 Lot 005	9 West 24 th Street	Block 3623 Lot 014
2411 Maryland Avenue	Block 3624 Lot 006	10 West 24 th Street	Block 3623 Lot 053
2413 Maryland Avenue	Block 3624 Lot 007	11 West 24 th Street	Block 3623 Lot 013
2415 Maryland Avenue	Block 3624 Lot 008	12 West 24 th Street	Block 3623 Lot 054
2417 Maryland Avenue	Block 3624 Lot 009	14 West 24 th Street	Block 3623 Lot 055
2419 Maryland Avenue	Block 3624 Lot 010	16 West 24 th Street	Block 3623 Lot 056
2421 Maryland Avenue	Block 3624 Lot 011	11 West 25 th Street	Block 3624 Lot 030
2423 Maryland Avenue	Block 3624 Lot 012	17 West 25 th Street	Block 3623 Lot 012A
2425 Maryland Avenue	Block 3624 Lot 013	21 West 25 th Street	Block 3624 Lot 028
2427 Maryland Avenue	Block 3624 Lot 014	2450 Morton Street	Block 3624 Lot 057
2429 Maryland Avenue	Block 3624 Lot 015		

AGENCY/DEPARTMENT POSITION –

The Department of Transportation supports City Council 18-0255

If you have any questions, please do not hesitate to contact Josh Taylor at Josh.Taylor@baltimorecity.gov, 443-984-3394.

Sincerely,



Michelle Pourciau
Director



**Department of Transportation
City Council Bill Response**



Bill #

18-0255

Do you Support? (Y/N)

Y

Why/Why Not?

N/A

Is there a Financial Impact on your Division? If so, what is the impact?

N/A

Does the bill impact any existing programs? If so, what is the impact?

N/A

From (please include division):

ROW

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

September 7, 2018

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

**RE: CC Bill #18-0255 Rezoning – Certain Properties in the Old Goucher
Community**

Ladies and Gentlemen:

City Council Bill No. 18-255 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

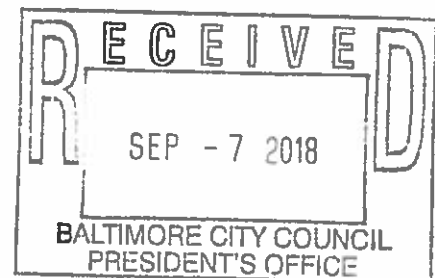
The purpose of City Council Bill No. 18-255 is to change the zoning for certain properties in the Old Goucher community from the OR-1 Zoning District to the C-1 Zoning District.

The BMZA has reviewed the legislation and concurs with the report and recommendation of the Planning Commission and the Planning Department recommending approval of CC Bill. 18-255.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



CITY OF BALTIMORE

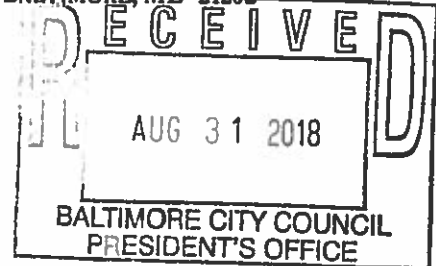
CATHERINE E. PUGH,
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

September 5, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 18-0255 – Rezoning – Certain Properties in the Old Goucher Community

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0255 for form and legal sufficiency. The bill would change the zoning for certain properties in the Old Goucher community from the OR-1 Zoning District to the C-1 Zoning District.

The rezoning proposed by this bill is comprehensive rezoning. In *Mraz v. County Comm'rs of Cecil County*, 291 Md. 81 (1981) the Court outlined the criteria that need to be satisfied before a rezoning can be deemed "comprehensive":

The indicia of "comprehensiveness" in zoning are well established. A comprehensive zoning or rezoning must be well thought out, the product of careful consideration and extensive study, and based upon considerations concerning the common needs of the particular area. It must be designed to control and direct the use of land and buildings according to present and planned future conditions, to accomplish as far as possible the most appropriate uses of land consistent with the public interest and the safeguarding of the interests of the individual property owners. Other characteristics of comprehensiveness may be found in the fact that the zoning or rezoning applies to or covers a substantial or wide geographical area, that it regulates all uses, and that it covers all of the usual factors of land utilization: height, area and use. The fact that few changes in zoning are made does not affect the comprehensive nature of the zoning or rezoning.

291 Md. at 88-89.

The City's Zoning Code operationalized this standard by defining "comprehensive rezoning" as an ordinance that is:



- (1) initiated by City government to modify the zoning classifications of multiple properties;
- (2) based on considerations concerning the common needs of a substantial geographic area, involving a considerable number of properties;
- (3) designed to control and direct the use of land and structures according to present and planned future conditions; and
- (4) the product of:
 - (i) careful consideration and extensive study by the Planning Department; and
 - (ii) review by the Planning Commission.

City Code, Art. 32, § 1-304(m).

Unlike piecemeal rezoning which entails a quasi-judicial process, comprehensive zoning is purely a legislative process, requiring merely generalized considerations of the types and uses of properties within the area to be rezoned. *See Mayor & Council of Rockville v. Rylyns Enters.*, 372 Md. 514, 532 (2002) (original and comprehensive zoning are purely legislative processes). When a determination is made that legislation is an act of comprehensive rezoning, the only substantive inquiry thereafter is whether the act is a proper exercise of the police power. As the Court declared in *Ark Readi-Mix Concrete Corp. v. Smith*, 251 Md. 1 (1968):

Zoning is a legislative function, and when reviewing the acts of the zoning authorities, the duty of the courts is to decide whether such action was arbitrary, discriminatory or illegal. A court cannot substitute its judgment for that of the zoning authorities if their decision is supported by substantial evidence and the issue before them is fairly debatable. When a comprehensive map designed to cover a substantial area is adopted, it is entitled to the same presumption of correctness as an original zoning. Thus, persons attacking the correctness of the map's classifications have a heavy burden of overcoming the presumption of their validity. This burden is heavier in the case of comprehensive zoning than in the case of piecemeal reclassification. (citations omitted)

251 Md. at 4.

We note further that the test of a "substantial" area for purposes of comprehensive zoning is a flexible one. Just as in piecemeal zoning where the concept of "neighborhood" is flexible in determining whether a change in the neighborhood has taken place, whether an area is sufficiently substantial to qualify for comprehensive zoning varies according to the geographical location involved. *Woodward & Lothrop*, 280 Md. 686, 705 (1977).

Finally, the Planning Commission Report ("Report") provides evidence that the proposed rezoning to the C-1 Zoning District is the product of careful consideration, extensive study and review by the Planning Department and the Planning Commission. The Report notes that both the Planning Department and Planning Commission studied this property during the comprehensive rezoning process known as Transform Baltimore. *See Report at 3.* Both entities recommended

the properties be designated C-1 and the initial Transform legislation - Council Bill 12-0152 - designated the properties C-1. *Id.* Although that designation was amended and changed during the Transform process, the comprehensive study and review conducted by the Planning Department and the Planning Commission for this property remains a fact.

Finally, we point out that certain procedural requirements apply to this bill beyond those discussed above because a change in the zoning classification of a property is deemed a "legislative authorization." Art. 32, § 5-501(2)(iii). Specifically, notice of the City Council hearing must be given by publication in a newspaper of general circulation in the City, by posting in conspicuous places around the perimeter of the property and by first-class mail to each person who appears on the tax records of the City as an owner of the property to be rezoned. Art. 32, §5-601(b). The notice of the City Council hearing must include the date, time, place and purpose of the hearing, as well as the address of the property and the name of the applicant. Art. 32, §5-601(c). The posted notices must be at least 3 feet by 4 feet in size, placed at a prominent location, and at least one sign must be visible from each of the property's street frontages. Art. 32, §5-601(d). The published and mailed notices must be given at least 15 days before the hearing; the posted notice must be at least 30 days before the public hearing. Art. 32, §5-601(e) and (f).

Assuming the required procedures are satisfied, the Law Department is prepared to approve the bill as drafted for form and legal sufficiency.

Sincerely,



Victor K. Tervala
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant Solicitor

The Baltimore City Department of
**HOUSING & COMMUNITY
DEVELOPMENT**

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: August 24, 2018

Re: **City Council Bill 18-0255 - Rezoning – Certain Properties in the Old Goucher Community**

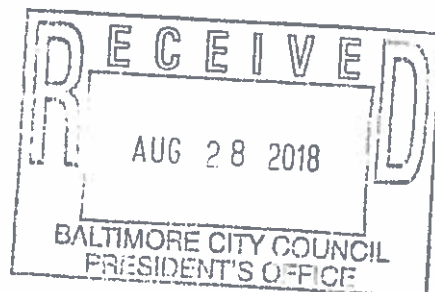
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0255, for the purpose of changing the zoning for certain properties in the Old Goucher community from the OR-1 Zoning District to the C-1 Zoning District.

If enacted, this bill would allow for a comprehensive rezoning action for sixty properties that cover three blocks between Maryland Avenue and Morton Street in the Old Goucher Community.

The Department of Housing and Community Development support the passage of City Council Bill 18-0255.

MB:sd


cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*





MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: June 21, 2018

SUBJECT: City Council Bill No. 18-0255
Rezoning – Certain Properties in the Old Goucher Community

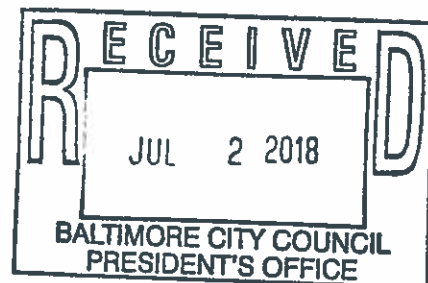
The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0255, an ordinance for the purpose of changing the zoning for certain properties in the Old Goucher community, from the OR-1 Zoning District to the C-1 Zoning District.

BDC understands that City Council Bill No. 18-0255 is necessary for rezoning the properties within the specified Areas of Sheet 35 of the Zoning District Map, which will be amended to accommodate commercial uses, including ground level retail that could become an asset to the Old Goucher community.

BDC supports the proposed ordinance and respectfully requests that Bill No. 18-0255 be given favorable consideration by the City Council.

cc: Kyron Banks

favorable



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, September 12, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0255

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0255

Rezoning - Certain Properties in the Old Goucher Community

For the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

Sponsors: Robert Stokes, Sr., President Young

A motion was made by Member Clarke, seconded by Member Dorsey, that this bill be recommended favorably. The motion carried by the following vote:

Yes: 7 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

ADJOURNMENT

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0255

Rezoning – Certain Properties in the Old Goucher Community

Committee: Land Use and Transportation

Chaired By: Councilmember Edward Reisinger

Hearing Date: September 12, 2018
Time (Beginning): 1:00 PM
Time (Ending): 1:16 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~25
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [X] yes [] no [] n/a
Certification of advertising/posting notices in the file? [X] yes [] no [] n/a
Evidence of notification to property owners? [X] yes [] no [] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Clarke, Mary Pat
Seconded by: Councilmember Dorsey, Ryan
Final Vote: Favorable

Major Speakers

(This is not an attendance record.)

- Ms. Tamara Woods, Department of Planning
- Mr. Josh Taylor, Department of Transportation
- Mr. Derrick Baumgardner, Board of Municipal Zoning Appeals
- Mr. Victor Tervalá, Department of Law
- Ms. Sharon DaBoin, Department of Housing and Community Development
- Mr. Sally Costello, Baltimore Development Corporation
- Mr. Matthew Pierce, Pierce, Inc.

Major Issues Discussed

1. Councilman Reisinger introduced committee members and read the bill's title and purpose into the record. The applicant satisfied the sign posting requirement.
2. Councilman Stokes explained the reasoning for introducing the bill. He indicated that zoning under Transform Baltimore was a mistake. He also stated that community associations support the rezoning.
3. Ms. Woods presented the Planning Commission's favorable report and provided information from the Department of Planning's staff report. She provided background information about the comprehensive rezoning for the sixty (60) properties. She indicated that the Planning Department completed an extensive study in 2013 on the area and recommended C-1 zoning which it believes is more appropriate for the area.
4. Councilwoman Clarke asked how significant are Planning recommendations/studies for rezoning properties.
5. Agency reports were read. Agency representatives testified in support of their respective agency's position on the bill.
6. Mr. Pierce owns a business in the area and testified in support of the rezoning.
7. The committee discussed the bill.
8. The committee voted to recommend the bill favorable.

Further Study

**Was further study requested?
If yes, describe.**

Yes No

Committee Vote:

Reisinger, Edward, Chairman..... Yea
 Middleton, Sharon, Vice Chair..... Yea
 Clarke, Mary Pat..... Yea

Costello, EricYea
Dorsey, RyanYea
Pinkett, Leon.....Yea
Stokes, Robert:.....Yea

Jennifer L. Coates, Committee Staff
cc: Bill File
OCS Chrono File



Date: September 12, 2018



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Land Use and Transportation Chairperson: Edward Reisinger
 Date: September 12, 2018 Time: 1:00 PM Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - Rezoning - Certain Properties in the Old Goucher Community CC Bill Number: 18-0255

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO	WHAT IS YOUR POSITION ON THIS BILL?	LOBBYIST: ARE YOU REGISTERED IN THE CITY (*)
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tim	Woods		Dept of Planning		termana.woods@baltdistrict.gov	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Matthew	Pierce		Pierce Inc	21218	matthewsp8@hotmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Bryan	RAVERE		Pierce Inc.	21218	bryanrere@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Josh	Taylor		Dot		josh.taylor@baltdistrict.gov	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Gaylord	Duffner		BDC		gduffner@baltdistrict.gov	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Sharon	Dobson		HED			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, September 12, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0255

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0255

Rezoning - Certain Properties in the Old Goucher Community

For the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

Sponsors:

Robert Stokes, Sr., President Young

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, September 12, 2018

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0255

Rezoning - Certain Properties in the Old Goucher Community

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)



BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0255

Rezoning – Certain Properties in the Old Goucher Community

Sponsor: Councilmember Stokes

Introduced: June 4, 2018

Purpose:

For the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

Effective: 30th day after enactment

Hearing Date/Time/Location: September 12, 2018 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Law	Favorable
Department of Transportation	Favorable
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable

Analysis

Current Law

Article 32 – Zoning District Map; Sheet 35; Baltimore City Revised Code (Edition 2000)

Background

Situated in an area that was originally developed as an urban campus, the properties are included in what is known as the Old Goucher College National Register Historic district. The properties are also located within the Charles Village Community Benefits District and the Charles/25th Urban Renewal Plan. The general area is residential mixed-use and residential, with some scattered institutional and commercial uses.

CC Bill 18-0255 proposes a comprehensive rezoning of certain properties in the Old Goucher Community. If approved, properties would be rezoned from the OR-1 Zoning District to the C-1 Zoning District. The specific properties are listed in the bill and cover three major blocks lying between Maryland Avenue and Morton Street.

- 2200 block (odd side) of Maryland Avenue
- 2300 block (odd side) of Maryland Avenue
- 2400 block (odd side) of Maryland Avenue
- Unit block (even side) of West 22nd Street
- Unit block (odd and even side) of West 24th Street
- Unit block (odd side) of West 25th Street, and the
- 2400 block of Morton Street

Under the 1971 Zoning Code the properties were zoned B-2-3 Community Business. Under Article 32 – Zoning Code (Transform), the current zoning for the properties was changed to OR-1 Office Residential. The proposed comprehensive rezoning, under Bill 18-0255, is to change the zoning to C-1 Commercial. Tables showing the various uses for the OR-1 and C-1 zoning districts are attached. Descriptions of the current and proposed zoning districts as allowed under Article 32 are below:

Current Zoning District – OR-1

§ 12-201. OR Office-Residential Districts.

OR 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.

Proposed Zoning District – C-1

§ 10-201. C-1 Neighborhood Business District.

(a) *Areas for which intended.*

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

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates
Analysis Date: September 5, 2018



Direct Inquiries to: (410) 396-1260

Table 10-301 Commercial Districts – Permitted and Conditional Uses

Table 12-301 Office-Residential Districts – Permitted and Conditional Uses

TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
RESIDENTIAL								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work	P	P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO	CO	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	CB		CB	
INSTITUTIONAL								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	CB	CB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	P	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	CB	CB	
Homeless Shelter					CB	CB	CB	
Hospital				CB	CB	CB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332

	C-1	C-1-FC	C-1-E	C-2	C-3	C-4	C-5	
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	P	
Marina: Dry Storage				CB	CB	P		Per § 14-323
Marina: Recreational				CB	CB	P	P	Per § 14-323
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	Per § 14-339
COMMERCIAL								
After-Hours Establishments			CB		CB	CB	CB	Per § 14-301.1
Animal Clinic	P	P	P	P	P	P	P	Per § 14-317
Art Gallery	P	P	P	P	P		P	
Arts Studio	P	P	P	P	P	P	P	
Arts Studio: Industrial				CB	CB	P	CB	
Bail Bond Establishment			CO	CO	CO	CO	CO	
Banquet Hall				CO	CB	CB	P	Per § 14-302
Body Art Establishment	CB	CB	CB	P	P	P	P	
Broadcasting Station (TV or Radio)				CB	P	P	P	
Car Wash (Fully Enclosed Structure)					P	P	CB	Per § 14-304
Car Wash (Outdoor)					CB	P		Per § 14-304
Carry-Out Food Shop	CB	CB	CB	P	P	P	P	
Check-Cashing Establishment	CO	CO	CO	CO	CO	CB	CB	
Convention Center							P	
Day-Care Center: Adult or Child	CB	CB	CB	P	P	P	P	Per § 14-309
Drive-Through Facility				CB	CB	CB		Per § 14-311
Entertainment: Indoor	CB	CB	P	P	P	P	P	Per § 14-312
Entertainment: Live			P		P	P	P	Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)	CB	CB		CB				Per § 14-319
Financial Institution	P	P	P	P	P	P	P	

ZONING

ART. 32, TBL 10-301

<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
Funeral Home				CB	P	P		
Gas Station				CB	CB	P		Per § 14-314
Greenhouse or Nursery	P	P	P	P	P	P	CB	Per § 14-339
Health-Care Clinic	CB	CB	CB	P	P	P	P	
Health Center	P	P	P	P	P	P	P	
Heavy Sales, Rental, or Service					CB	P		
Hotel or Motel	CB	CB	CB	P	P	P	P	
Kennel					CB	P	CB	Per § 14-317
Lodge or Social Club	CB	CB	CB	CB	P	P	P	Per § 14-320
Lounge			P		P	P	P	Per § 14-321
Motor Vehicle Dealership (Fully Enclosed Structure)				P	P	P	P	Per § 14-325
Motor Vehicle Dealership (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Rental Establishment (Fully Enclosed Structure)	P			P	P	P	P	Per § 14-325
Motor Vehicle Rental Establishment (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Service and Repair: Major						P		Per § 14-326
Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)				P	P	P	P	Per § 14-326
Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)				CB	P	P		Per § 14-326
Nursery (See "Greenhouse or Nursery")	-	-	-	-	-	-	-	-
Office	P	P	P	P	P	P	P	
Outdoor Dining	P	P	P	P	P	P	P	Per § 14-329
Pawn Shop				CB	CB	CB	CB	
Personal Services Establishment	P	P	P	P	P	P	P	
Racetrack						CB		
Recreation: Indoor				P	P	P	P	Per § 14-312
Recreation: Outdoor				CB	CB	CB	CB	Per § 14-312
Recreational Vehicle Dealership					CB	P		
Restaurant	P	CB	P	P	P	P	P	

Commercial (cont'd)	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § 14-337
Video Lottery Facility				P			P	
INDUSTRIAL								
Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
Heliport							CB	
Helistop							CB	
Industrial: Light						P		
Mini-Warehouse					CB	P	CB ¹	
Motor Vehicle Operations Facility						P		
Movie Studio						P	P	
Printing Establishment				P	P	P	P	
Recycling Collection Station						CB		Per § 15-514
Research and Development Facility							P	
Truck Stop						CB		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed	CB	CB	CB	CB	CB	P	CB	Per § 14-340
Electric Substation: Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)				CB	P	P	CB ²	Per § 14-331
Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
Telecommunications Facility ³	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only in an existing structure.

² However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. *See* § 10-503(c)(1).

³ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁴ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(*Ord. 16-581; Ord. 17-015; Ord. 17-056.*)

**TABLE 12-301: OFFICE-RESIDENTIAL DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	OR	
RESIDENTIAL		
Bed and Breakfast	CB	
Day-Care Home: Adult or Child	P	Per §14-310
Dwelling: Detached	P	
Dwelling: Semi-Detached	P	
Dwelling: Multi-Family	P	Per § 14-327
Dwelling: Rowhouse	P	
Fraternity or Sorority House	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	Per § 14-334
Rooming House	CO	
INSTITUTIONAL		
Cultural Facility	P	Per 14-308
Educational Facility: Primary and Secondary	P	
Government Facility	CB	
Place of Worship	P	Per § 14-332
OPEN-SPACE		
Community-Managed Open-Space Farm	CB	Per § 14-307
Community-Managed Open-Space Garden	P	Per § 14-307
Park or Playground	P	
Urban Agriculture	CB	Per § 14-339

COMMERCIAL		
Broadcasting Station (TV or Radio)	CB	
Health-Care Clinic	P	
Lodge or Social Club	CB	Per § 14-320
Neighborhood Commercial Establishment ¹	CB, P	Per § 14-328
Office	P	
OTHER		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § 14-340
Parking Garage (Principal Use)	CB	Per § 14-331
Parking Lot (Principal Use)	CB	Per § 14-331
Telecommunications Facility ²	CB, P	Per § 14-338
Utilities	CB	Per § 14-340
Wireless Communications Services ³	CB, P	Per § 14-338

¹ A Neighborhood Commercial Establishment is a permitted use only if: (i) the structure has 50 or more dwelling units; and (ii) non-residential uses are limited to 10% of the structure's gross floor area.

² Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

³ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015.)

**CITY OF BALTIMORE
COUNCIL BILL 18-0255
(First Reader)**

Introduced by: Councilmember Stokes, President Young

Introduced and read first time: June 4, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – Certain Properties in the Old Goucher Community**

3 FOR the purpose of changing the zoning for certain properties in the Old Goucher community, as
4 outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning
5 District.

6 BY amending

7 Article 32 - Zoning

8 Zoning District Map

9 Sheet 35

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 Sheet 35 of the Zoning District Map is amended by changing from the OR-1 Zoning District to
14 the C-1 Zoning District, as outlined in red on the plat accompanying this Ordinance, the
15 following properties known as:

16	2201 Maryland Avenue	Block 3611 Lot 002
17	2203 Maryland Avenue	Block 3611 Lot 002A
18	2205 Maryland Avenue	Block 3611 Lot 002B
19	2209 Maryland Avenue	Block 3611 Lot 003
20	2211 Maryland Avenue	Block 3611 Lot 005
21	2219 Maryland Avenue	Block 3611 Lot 007
22	2221 Maryland Avenue	Block 3611 Lot 008
23	2223 Maryland Avenue	Block 3611 Lot 009
24	2301 Maryland Avenue	Block 3623 Lot 001
25	2309 Maryland Avenue	Block 3623 Lot 005
26	2313 Maryland Avenue	Block 3623 Lot 006
27	2315 Maryland Avenue	Block 3623 Lot 007
28	2319 Maryland Avenue	Block 3623 Lot 008
29	2323 Maryland Avenue	Block 3623 Lot 010

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

Council Bill 18-0255

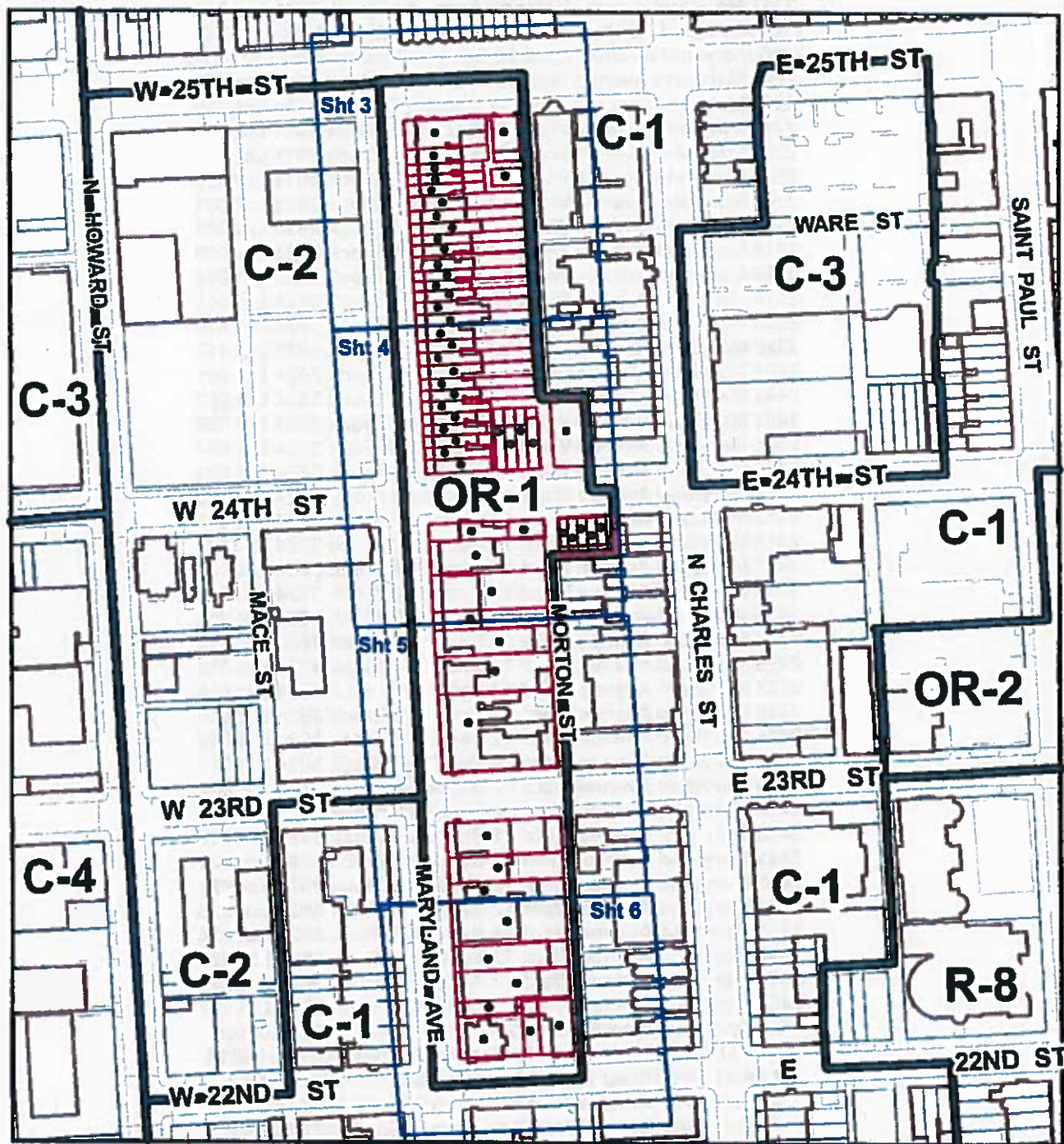
1	2325 Maryland Avenue	Block 3623 Lot 012
2	2401 Maryland Avenue	Block 3624 Lot 001
3	2403 Maryland Avenue	Block 3624 Lot 002
4	2405 Maryland Avenue	Block 3624 Lot 003
5	2407 Maryland Avenue	Block 3624 Lot 004
6	2409 Maryland Avenue	Block 3624 Lot 005
7	2411 Maryland Avenue	Block 3624 Lot 006
8	2413 Maryland Avenue	Block 3624 Lot 007
9	2415 Maryland Avenue	Block 3624 Lot 008
10	2417 Maryland Avenue	Block 3624 Lot 009
11	2419 Maryland Avenue	Block 3624 Lot 010
12	2421 Maryland Avenue	Block 3624 Lot 011
13	2423 Maryland Avenue	Block 3624 Lot 012
14	2425 Maryland Avenue	Block 3624 Lot 013
15	2427 Maryland Avenue	Block 3624 Lot 014
16	2429 Maryland Avenue	Block 3624 Lot 015
17	2431 Maryland Avenue	Block 3624 Lot 016
18	2433 Maryland Avenue	Block 3624 Lot 017
19	2435 Maryland Avenue	Block 3624 Lot 018
20	2437 Maryland Avenue	Block 3624 Lot 019
21	2439 Maryland Avenue	Block 3624 Lot 020
22	2441 Maryland Avenue	Block 3624 Lot 021
23	2443 Maryland Avenue	Block 3624 Lot 022
24	2445 Maryland Avenue	Block 3624 Lot 023
25	2447 Maryland Avenue	Block 3624 Lot 024
26	2449 Maryland Avenue	Block 3624 Lot 025
27	2451 Maryland Avenue	Block 3624 Lot 026
28	2453 Maryland Avenue	Block 3624 Lot 027
29	12 West 22 nd Street	Block 3611 Lot 001
30	14 West 22 nd Street	Block 3611 Lot 001A
31	1 West 24 th Street	Block 3623 Lot 018
32	3 West 24 th Street	Block 3623 Lot 017
33	4 West 24 th Street	Block 3624 Lot 050
34	5 West 24 th Street	Block 3623 Lot 016
35	7 West 24 th Street	Block 3623 Lot 015
36	9 West 24 th Street	Block 3623 Lot 014
37	10 West 24 th Street	Block 3624 Lot 053
38	11 West 24 th Street	Block 3623 Lot 013
39	12 West 24 th Street	Block 3624 Lot 054
40	14 West 24 th Street	Block 3624 Lot 055
41	16 West 24 th Street	Block 3624 Lot 056
42	11 West 25 th Street	Block 3624 Lot 030
43	17 West 25 th Street	Block 3623 Lot 012A
44	21 West 25 th Street	Block 3624 Lot 028
45	2450 Morton Street	Block 3624 Lot 057

Council Bill 18-0255

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 30th day
10 after the date it is enacted.

SHEET NO. 35 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'

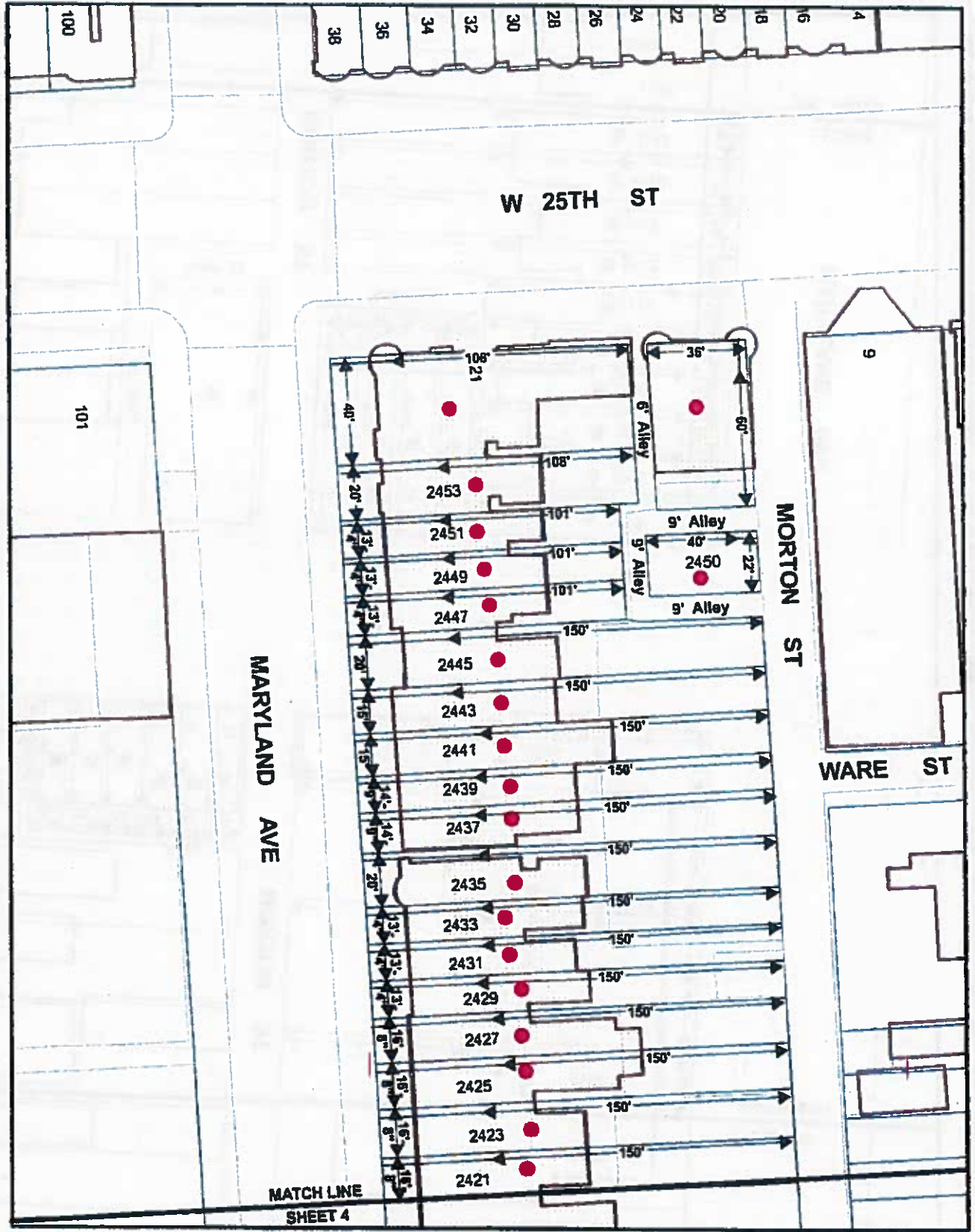
MAYOR

PRESIDENT CITY COUNCIL

255

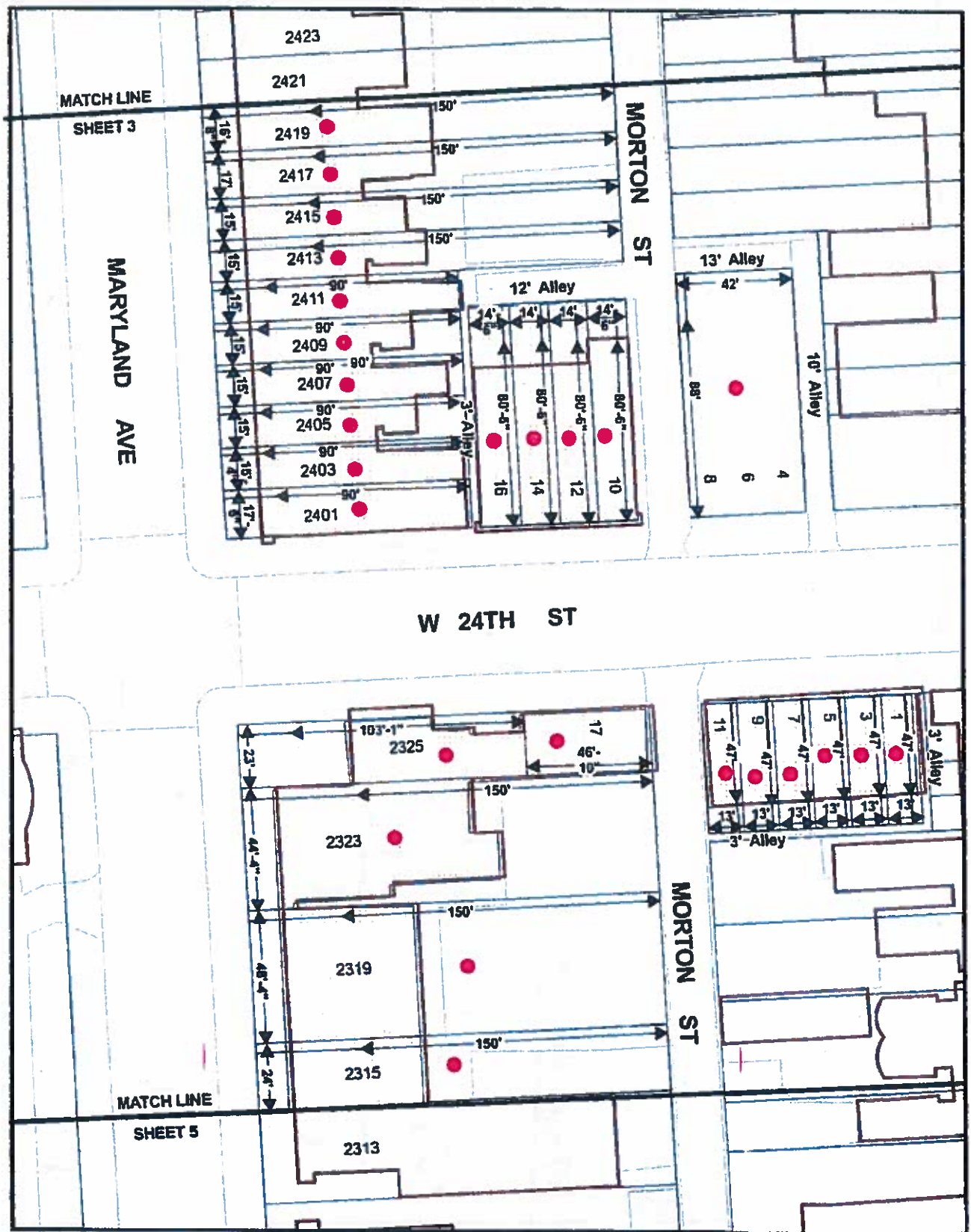
In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From OR-1 Zoning to C-1 Zoning, As Outlined In Red On The Forthcoming Maps.

2201 Maryland Avenue Ward 12 Section 7 Block 3611 Lot 002
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17 West 24th Street Ward 12 Section 6 Block 3623 Lot 012A
11 West 25th Street Ward 12 Section 6 Block 3624 Lot 030
21 West 25th Street Ward 12 Section 6 Block 3624 Lot 028
2450 Morton Street Ward 12 Section 6 Block 3624 Lot 057



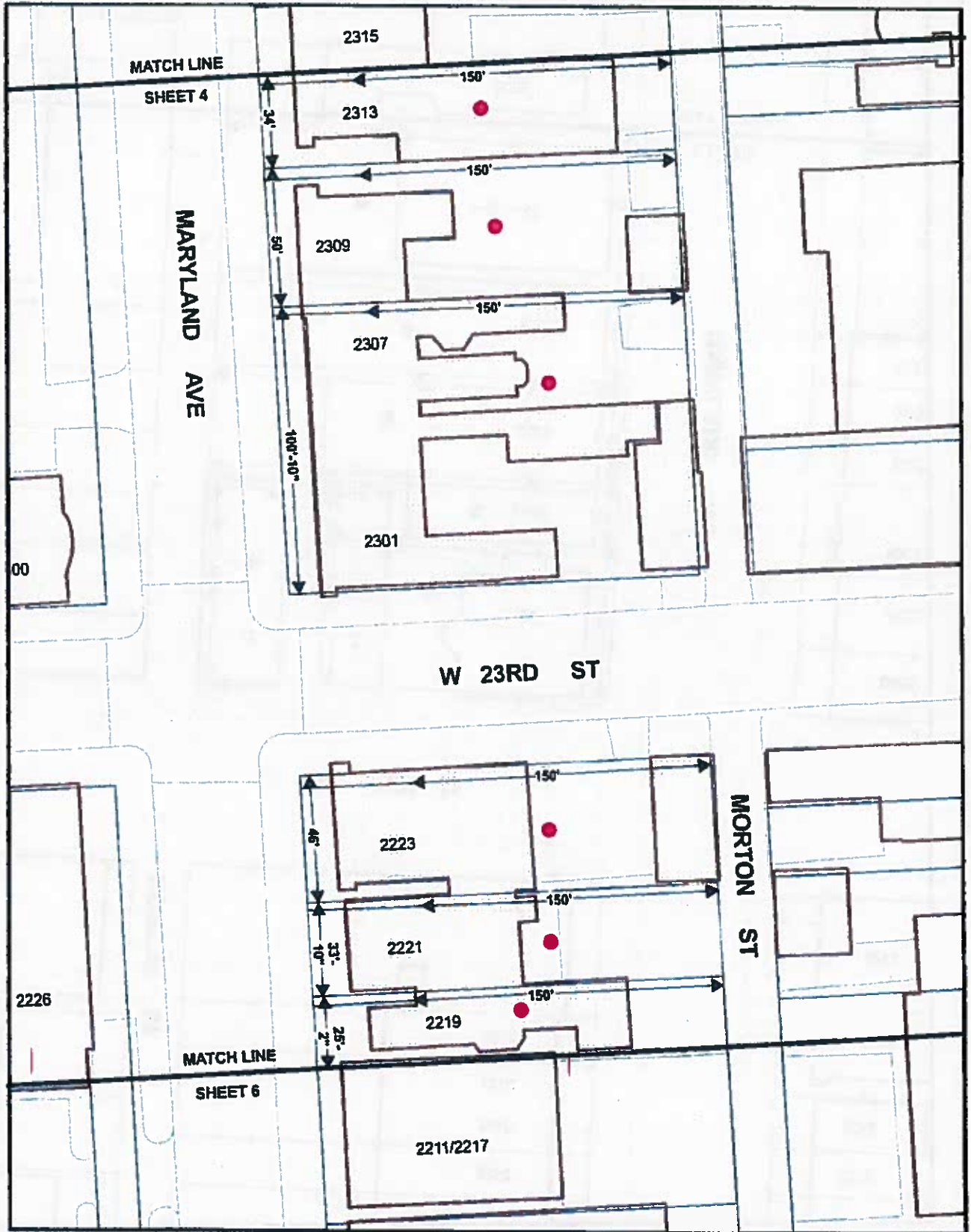
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Sheet #3



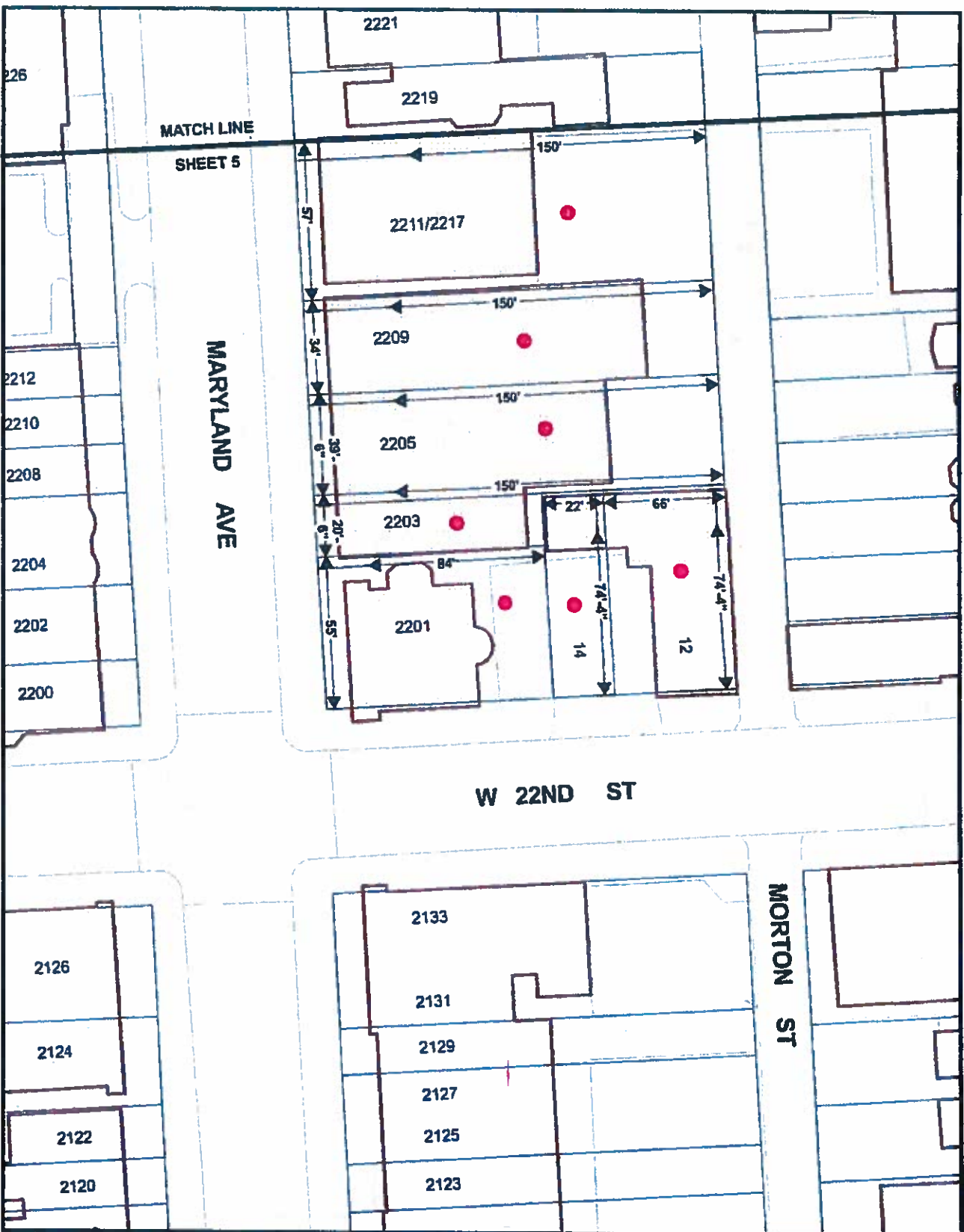
Scale: 1" = 50'

Sheet #4



Scale: 1" = 50'

Sheet #5



W 22ND ST

MORTON ST

MARYLAND AVE

MATCH LINE
SHEET 5

Scale: 1" = 50'

Sheet #6

**CITY OF BALTIMORE
COUNCIL BILL 18-0255
(First Reader)**

Introduced by: Councilmember Stokes, President Young

Introduced and read first time: June 4, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – Certain Properties in the Old Goucher Community**

3 FOR the purpose of changing the zoning for certain properties in the Old Goucher community, as
4 outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning
5 District.

6 BY amending

7 Article 32 - Zoning

8 Zoning District Map

9 Sheet 35

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 Sheet 35 of the Zoning District Map is amended by changing from the OR-1 Zoning District to
14 the C-1 Zoning District, as outlined in red on the plat accompanying this Ordinance, the
15 following properties known as:

16	2201 Maryland Avenue	Block 3611 Lot 002
17	2203 Maryland Avenue	Block 3611 Lot 002A
18	2205 Maryland Avenue	Block 3611 Lot 002B
19	2209 Maryland Avenue	Block 3611 Lot 003
20	2211 Maryland Avenue	Block 3611 Lot 005
21	2219 Maryland Avenue	Block 3611 Lot 007
22	2221 Maryland Avenue	Block 3611 Lot 008
23	2223 Maryland Avenue	Block 3611 Lot 009
24	2301 Maryland Avenue	Block 3623 Lot 001
25	2309 Maryland Avenue	Block 3623 Lot 005
26	2313 Maryland Avenue	Block 3623 Lot 006
27	2315 Maryland Avenue	Block 3623 Lot 007
28	2319 Maryland Avenue	Block 3623 Lot 008
29	2323 Maryland Avenue	Block 3623 Lot 010

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

Council Bill 18-0255

1	2325 Maryland Avenue	Block 3623 Lot 012
2	2401 Maryland Avenue	Block 3624 Lot 001
3	2403 Maryland Avenue	Block 3624 Lot 002
4	2405 Maryland Avenue	Block 3624 Lot 003
5	2407 Maryland Avenue	Block 3624 Lot 004
6	2409 Maryland Avenue	Block 3624 Lot 005
7	2411 Maryland Avenue	Block 3624 Lot 006
8	2413 Maryland Avenue	Block 3624 Lot 007
9	2415 Maryland Avenue	Block 3624 Lot 008
10	2417 Maryland Avenue	Block 3624 Lot 009
11	2419 Maryland Avenue	Block 3624 Lot 010
12	2421 Maryland Avenue	Block 3624 Lot 011
13	2423 Maryland Avenue	Block 3624 Lot 012
14	2425 Maryland Avenue	Block 3624 Lot 013
15	2427 Maryland Avenue	Block 3624 Lot 014
16	2429 Maryland Avenue	Block 3624 Lot 015
17	2431 Maryland Avenue	Block 3624 Lot 016
18	2433 Maryland Avenue	Block 3624 Lot 017
19	2435 Maryland Avenue	Block 3624 Lot 018
20	2437 Maryland Avenue	Block 3624 Lot 019
21	2439 Maryland Avenue	Block 3624 Lot 020
22	2441 Maryland Avenue	Block 3624 Lot 021
23	2443 Maryland Avenue	Block 3624 Lot 022
24	2445 Maryland Avenue	Block 3624 Lot 023
25	2447 Maryland Avenue	Block 3624 Lot 024
26	2449 Maryland Avenue	Block 3624 Lot 025
27	2451 Maryland Avenue	Block 3624 Lot 026
28	2453 Maryland Avenue	Block 3624 Lot 027
29	12 West 22 nd Street	Block 3611 Lot 001
30	14 West 22 nd Street	Block 3611 Lot 001A
31	1 West 24 th Street	Block 3623 Lot 018
32	3 West 24 th Street	Block 3623 Lot 017
33	4 West 24 th Street	Block 3624 Lot 050
34	5 West 24 th Street	Block 3623 Lot 016
35	7 West 24 th Street	Block 3623 Lot 015
36	9 West 24 th Street	Block 3623 Lot 014
37	10 West 24 th Street	Block 3624 Lot 053
38	11 West 24 th Street	Block 3623 Lot 013
39	12 West 24 th Street	Block 3624 Lot 054
40	14 West 24 th Street	Block 3624 Lot 055
41	16 West 24 th Street	Block 3624 Lot 056
42	11 West 25 th Street	Block 3624 Lot 030
43	17 West 25 th Street	Block 3623 Lot 012A
44	21 West 25 th Street	Block 3624 Lot 028
45	2450 Morton Street	Block 3624 Lot 057

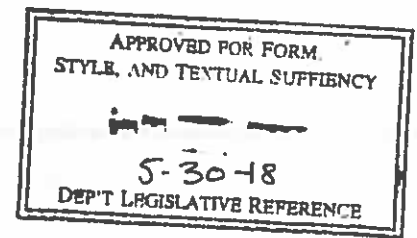
Council Bill 18-0255

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 30th day
10 after the date it is enacted.



INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Stokes

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – Certain Properties in the Old Goucher Community

FOR the purpose of changing the zoning for certain properties in the Old Goucher community, as outlined in red on the accompanying plat, from the OR-1 Zoning District to the C-1 Zoning District.

By amending

Article 32 - Zoning
Zoning District Map
Sheet 35
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 35 of the Zoning District Map is amended by changing from the OR-1 Zoning District to the C-1 Zoning District, as outlined in red on the plat accompanying this Ordinance, the following properties known as:

2201 Maryland Avenue	Block 3611 Lot 002
2203 Maryland Avenue	Block 3611 Lot 002A
2205 Maryland Avenue	Block 3611 Lot 002B
2209 Maryland Avenue	Block 3611 Lot 003
2211 Maryland Avenue	Block 3611 Lot 005
2219 Maryland Avenue	Block 3611 Lot 007
2221 Maryland Avenue	Block 3611 Lot 008
2223 Maryland Avenue	Block 3611 Lot 009
2301 Maryland Avenue	Block 3623 Lot 001
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2313 Maryland Avenue	Block 3623 Lot 006
2315 Maryland Avenue	Block 3623 Lot 007
2319 Maryland Avenue	Block 3623 Lot 008
2323 Maryland Avenue	Block 3623 Lot 010
2325 Maryland Avenue	Block 3623 Lot 012

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

2401 Maryland Avenue
2403 Maryland Avenue
2405 Maryland Avenue
2407 Maryland Avenue
2409 Maryland Avenue
2411 Maryland Avenue
2413 Maryland Avenue
2415 Maryland Avenue
2417 Maryland Avenue
2419 Maryland Avenue
2421 Maryland Avenue
2423 Maryland Avenue
2425 Maryland Avenue
2427 Maryland Avenue
2429 Maryland Avenue
2431 Maryland Avenue
2433 Maryland Avenue
2435 Maryland Avenue
2437 Maryland Avenue
2439 Maryland Avenue
2441 Maryland Avenue
2443 Maryland Avenue
2445 Maryland Avenue
2447 Maryland Avenue
2449 Maryland Avenue
2451 Maryland Avenue
2453 Maryland Avenue

Block 3624 Lot 001
Block 3624 Lot 002
Block 3624 Lot 003
Block 3624 Lot 004
Block 3624 Lot 005
Block 3624 Lot 006
Block 3624 Lot 007
Block 3624 Lot 008
Block 3624 Lot 009
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Block 3624 Lot 020
Block 3624 Lot 021
Block 3624 Lot 022
Block 3624 Lot 023
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Block 3624 Lot 025
Block 3624 Lot 026
Block 3624 Lot 027

12 West 22nd Street
14 West 22nd Street

Block 3611 Lot 001
Block 3611 Lot 001A

1 West 24th Street
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4 West 24th Street
5 West 24th Street
7 West 24th Street
9 West 24th Street
10 West 24th Street
11 West 24th Street
12 West 24th Street
14 West 24th Street
16 West 24th Street

Block 3623 Lot 018
Block 3623 Lot 017
Block 3624 Lot 050
Block 3623 Lot 016
Block 3623 Lot 015
Block 3623 Lot 014
Block 3624 Lot 053
Block 3623 Lot 013
Block 3624 Lot 054
Block 3624 Lot 055
Block 3624 Lot 056

11 West 25th Street
17 West 25th Street
21 West 25th Street

Block 3624 Lot 030
Block 3623 Lot 012A
Block 3624 Lot 028

2450 Morton Street

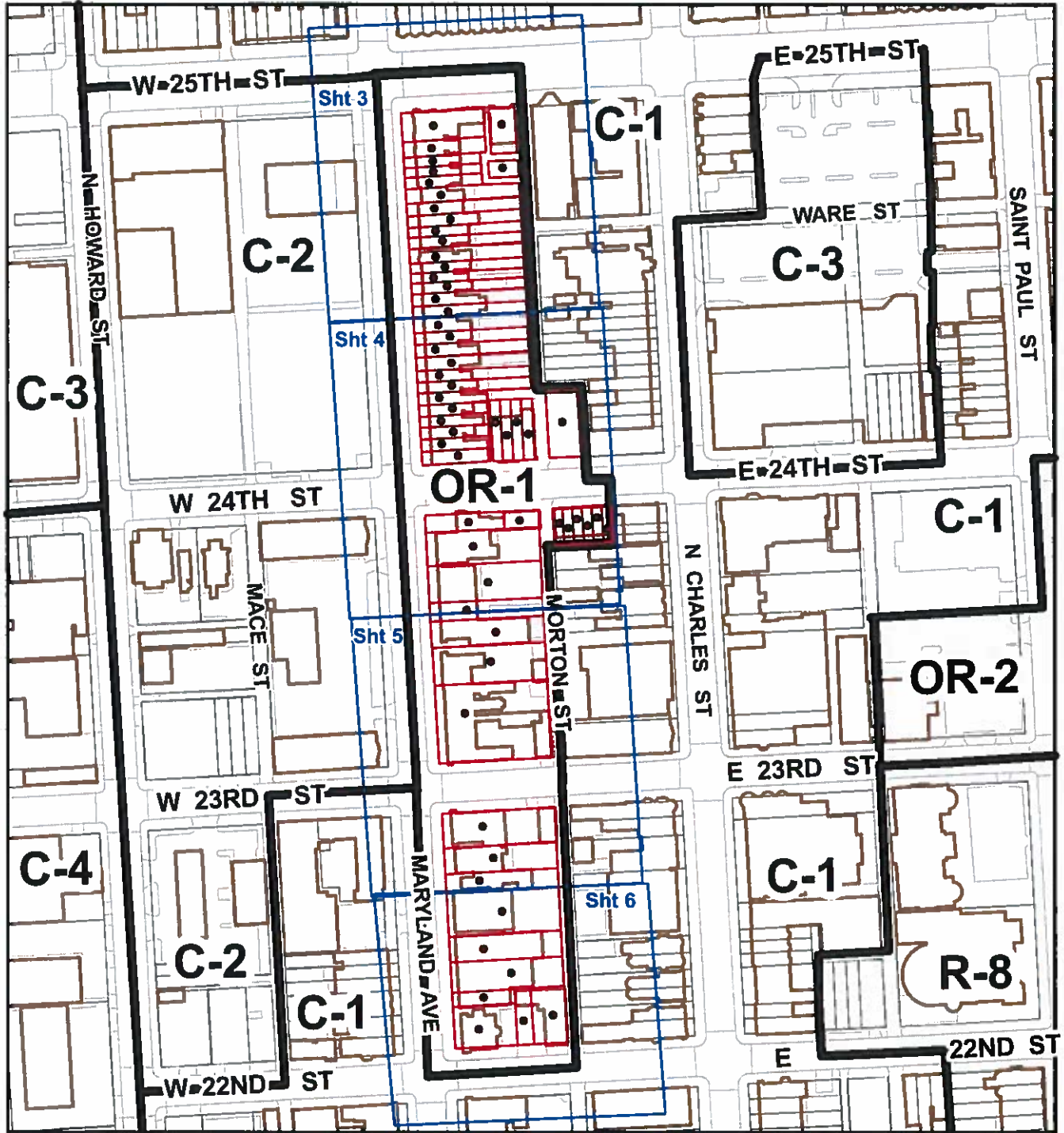
Block 3624 Lot 057

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.

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

SHEET NO. 35 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY



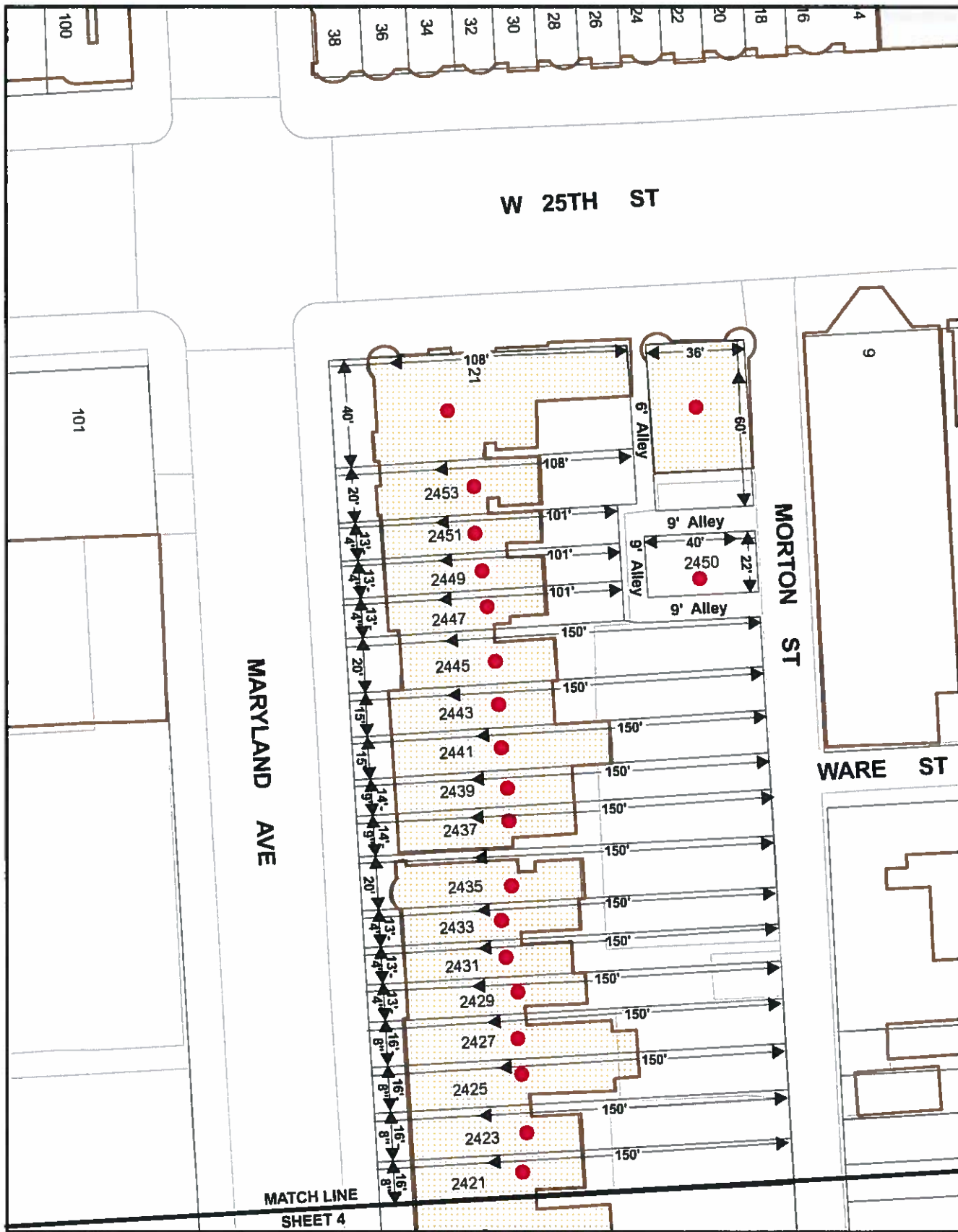
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MAYOR

PRESIDENT CITY COUNCIL

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From OR-1 Zoning to C-1 Zoning, As Outlined In Red On The Forthcoming Maps.

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W 25TH ST

MORTON ST

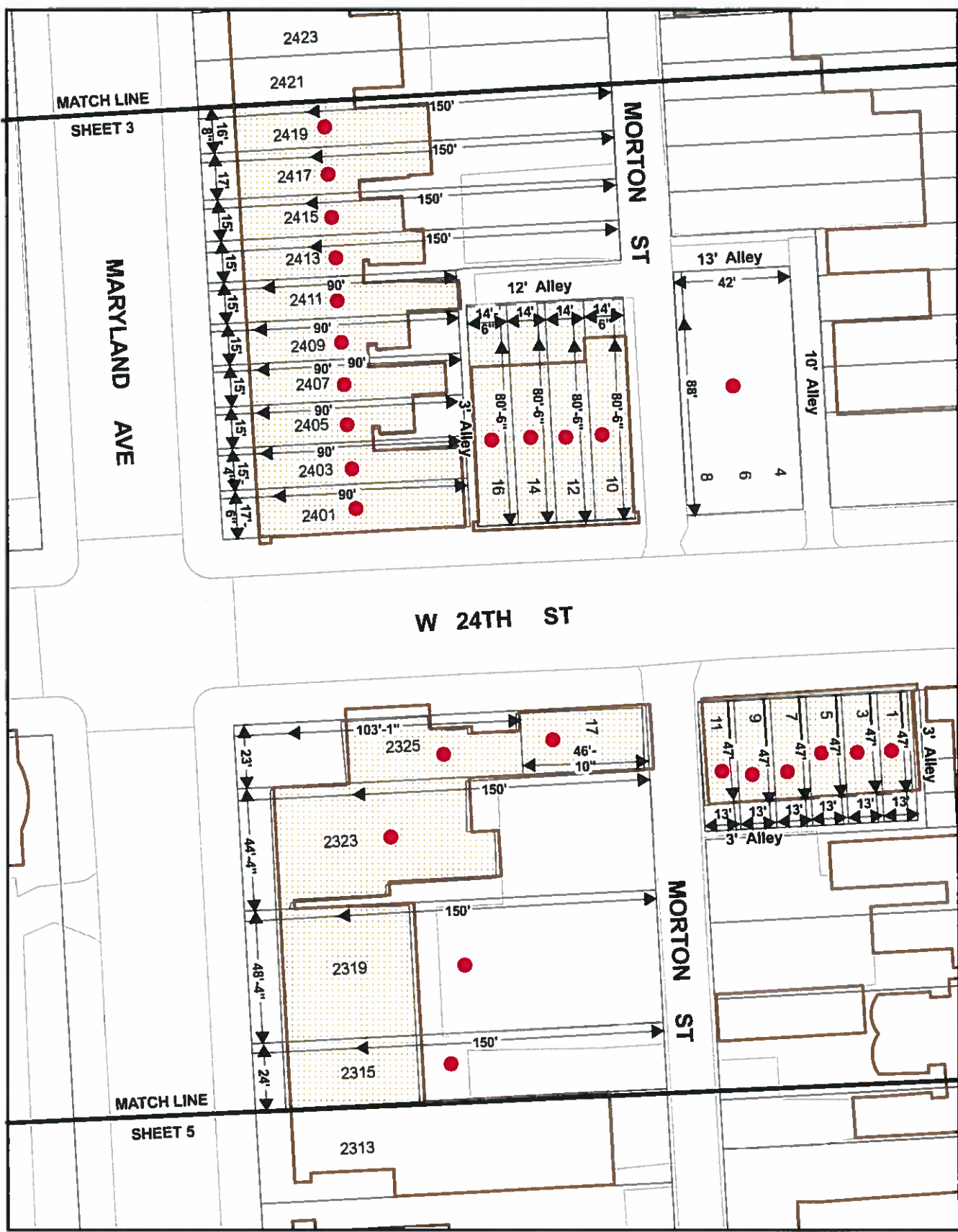
WARE ST

MARYLAND AVE

MATCH LINE
SHEET 4

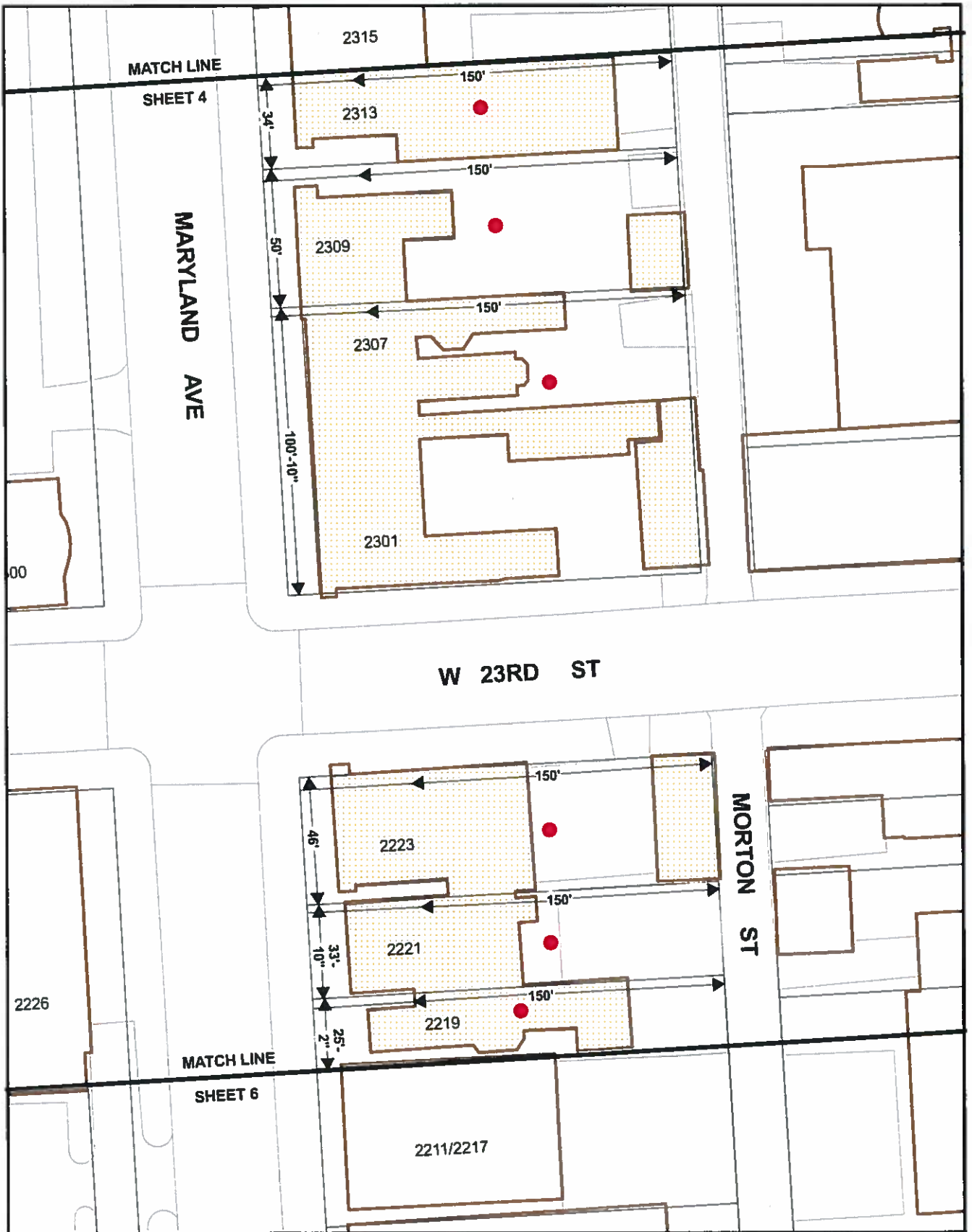
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Sheet #3



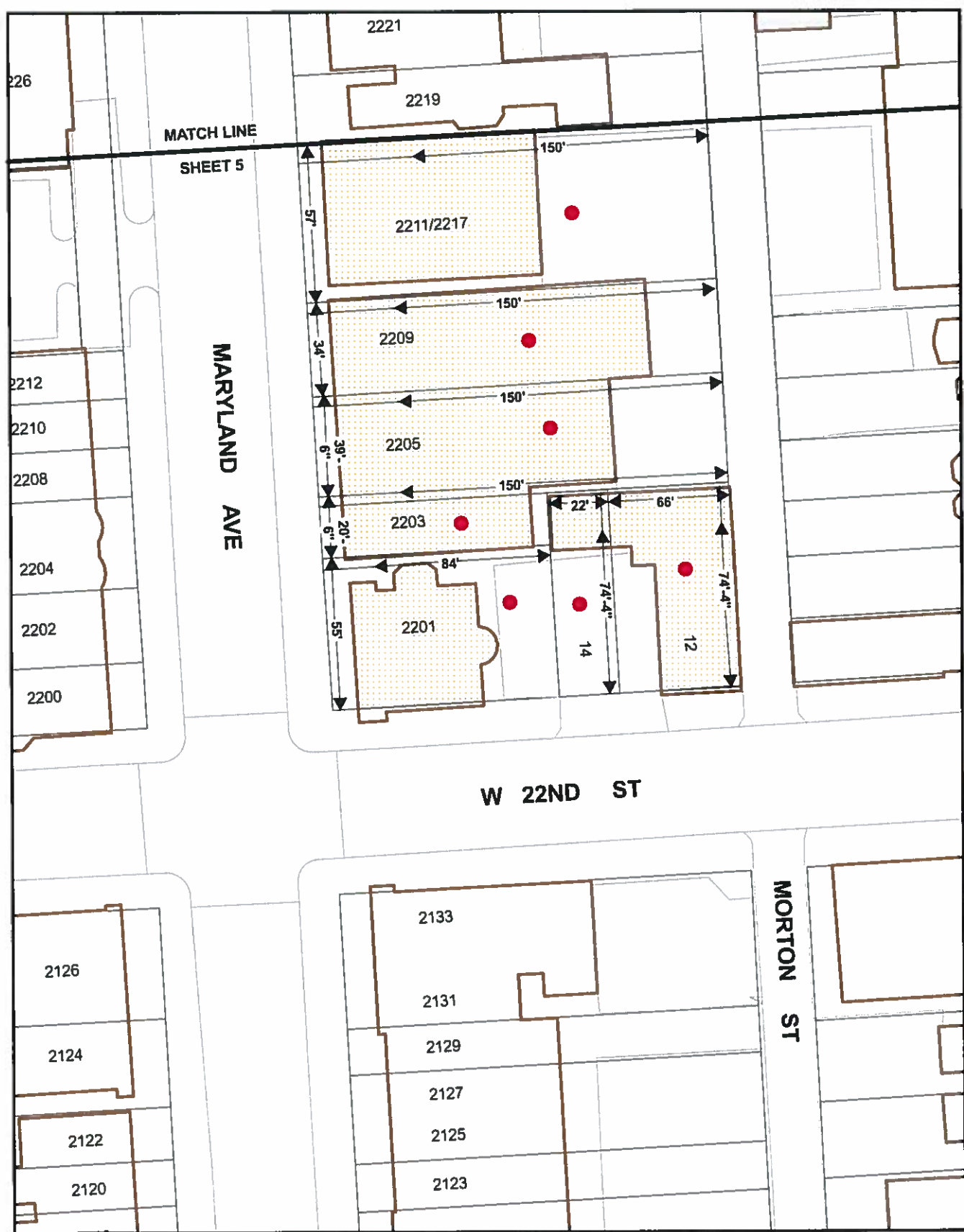
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Sheet #4



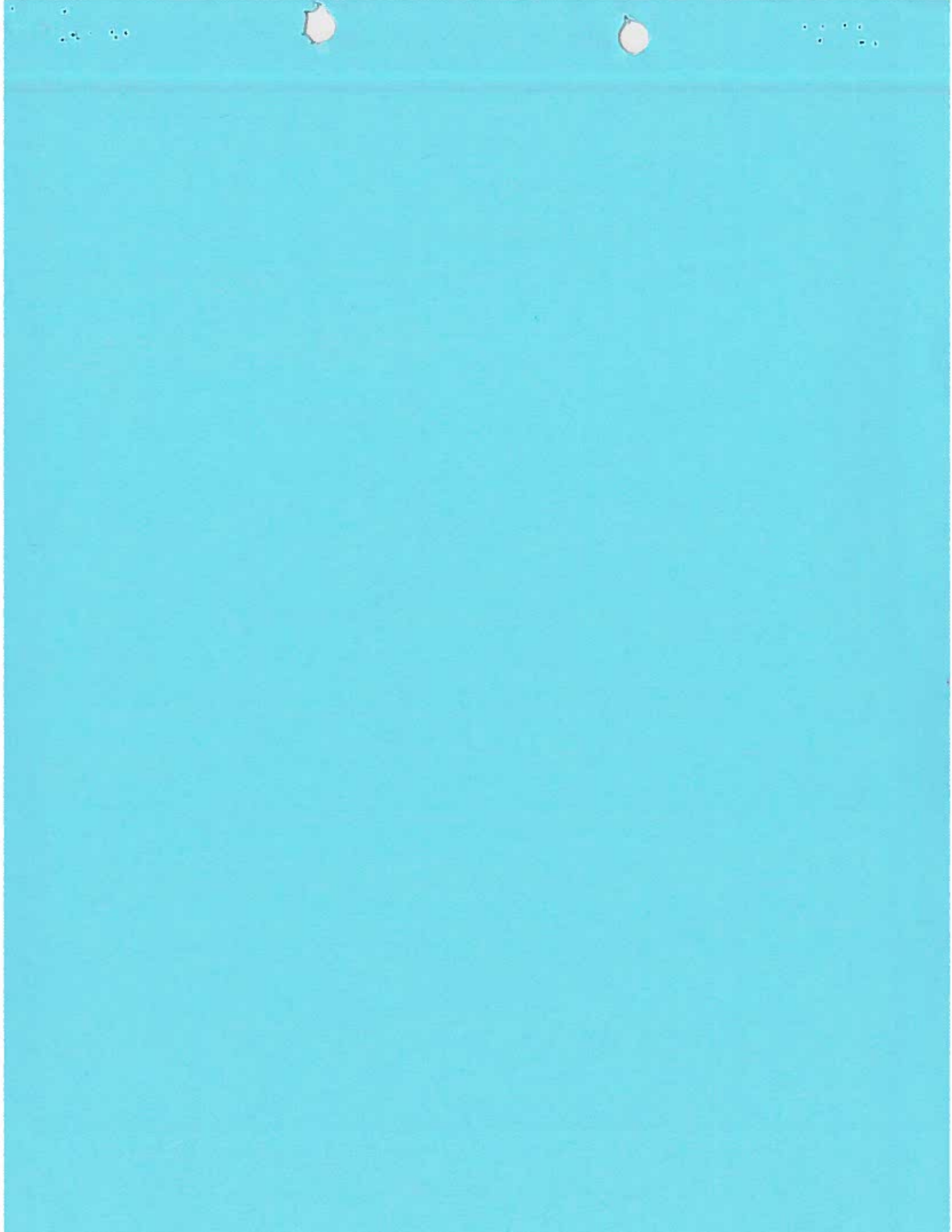
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Sheet #5



Scale: 1" = 50'

Sheet #6



ACTION BY THE CITY COUNCIL

JUN 04 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON September 12, _____ 20 18

COMMITTEE REPORT AS OF September 17, _____ 20 18

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edward Busby
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

SEP 17 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

OCT 15 2018

THIRD READING _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

Bud Long

President

Sean D. Dani

Chief Clerk