



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

## **Mission Statement**

*On behalf of the Citizens of Baltimore City, the mission of the Labor and Workforce Committee is committed to strengthening Baltimore's workforce by championing fair labor practices, equitable job opportunities, and economic mobility for all residents. The committee prioritizes policies that ensure safe and dignified working conditions, uphold workers' rights, and expand access to career pathways through job training and education.*

**The Honorable Ryan Dorsey**

**CHAIR**

**PUBLIC HEARING**

**March 26, 2026**

**9:00AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**25-0136**

**Rezoning – 3009 Greenmount Avenue**

# City Council Committees

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Isaac “Yitzy” Schleifer – Vice Chair  
Sharon Green Middleton  
Paris Gray  
Antonio Glover

*Staff: Paroma Nandi  
(Paroma.Nandi@baltimorecity.gov)*

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Phylicia Porter  
Antonio Glover

*Staff: Ethan Navarre  
(Ethan.Navarre@baltimorecity.gov)*

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*Staff: Anthony Leva  
(Anthony.Leva@baltimorecity.gov)*

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*Staff: Marguerite Currin  
(Marguertie.Currin@baltimorecity.gov)*

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Sharon Green Middleton  
Paris Gray

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(Ethan.Navarre@baltimorecity.gov)*

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*Staff: Anthony Leva  
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*Staff: Juliane Jemmott  
(Juliane.Jemmott@baltimorecity.gov)*

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Jermaine Jones  
Odette Ramos

*Staff: Juliane Jemmott  
(Juliane.Jemmott@baltimorecity.gov)*

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Ryan Dorsey - Chair  
John Bullock - Vice Chair  
Zac Blanchard  
Jermaine Jones  
Odette Ramos

*Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)*

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# CITY OF BALTIMORE

Brandon M. Scott – Mayor  
Zeke Cohen – Council President



## Office of Council Services

Nancy Mead – Director  
100 Holliday Street, Room 415  
Baltimore, MD 21202

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## LAND USE & TRANSPORTATION COMMITTEE

The Honorable Ryan Dorsey  
CHAIR

### Bill Hearing

25-0136

*Rezoning – 3009 Greenmount Avenue*

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For the purpose of changing the zoning for the property known as 3009 Greenmount Avenue 9Block 4074, Lot 004), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

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### ***BACKGROUND***

#### ***Bill Summary***

Council Bill 25-0136 would amend Sheet 36 of the Baltimore City Zoning District Maps by changing the zoning designation of the property located at 3009 Greenmount Avenue (Block 4074, Lot 004) from the R-6 (Residential) district to the C-2 (Commercial) district.

The bill outlines the administrative steps required to formalize the rezoning, including signatures on the official zoning plat by the City Council President and the Mayor. It also requires the Director of Finance to transmit the enacted ordinance and accompanying plat to relevant city agencies involved in zoning administration, such as the Board of Municipal and Zoning Appeals, the Planning Commission, and other appropriate offices.

The ordinance would take effect 30 days after enactment.

#### ***Agency Reports***

The property is a former institutional building associated with a nearby church and is no longer in active use for that purpose. The proposed rezoning would allow for a broader range of uses, including multi-family residential and neighborhood-serving commercial or mixed-use development.

Planning Commission found that the rezoning may be supported under the legal standard of a “substantial change” in the character of the neighborhood, citing the transition away from institutional use and the property’s location along a mixed-use corridor. The analysis determined that the proposal is generally compatible with surrounding zoning classifications and development patterns and can be accommodated within the broader framework of the City’s Comprehensive Master Plan, although it represents a limited departure from the parcel-level land use designation.

The Department of Housing and Community Development indicated that the property is not located within a designated Impact Investment Area or Community Development Zone but is within a Streamlined Code Enforcement area. The department noted that the rezoning could support additional housing opportunities and flexible development options in the surrounding neighborhood and that the bill is expected to have minimal fiscal impact.

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***FISCAL NOTE***

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***REPORTING AGENCIES***

- **Law Department** • Approved for legal form and sufficiency
- **Board of Municipal and Zoning Appeals** • No Objection
- **Department of Transportation** • Without Recommendation
- **Planning Commission** • Approved
- **Housing and Community Development** • Favorable

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Analysis by: Juliane Jemmott  
Analysis Date: 3/23/2026

Direct Inquiries to: [Juliane.jemmott@baltimorecity.gov](mailto:Juliane.jemmott@baltimorecity.gov)

**CITY OF BALTIMORE  
COUNCIL BILL 25-0136  
(First Reader)**

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Introduced by: Councilmember Ramos  
Cosponsored by: Councilmember Parker  
At the request of: The BIT Center  
Address: c/o Monica Lapenta  
3009 Greenmount Avenue  
Baltimore, MD 21218  
Telephone: (410) 547-9934

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Introduced and read first time: December 4, 2025

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 3009 Greenmount Avenue**

3 FOR the purpose of changing the zoning for the property known as 3009 Greenmount Avenue  
4 (Block 4074, Lot 004), as outlined in red on the accompanying plat, from the R-6 Zoning  
5 District to the C-2 Zoning District.

6 BY amending

7 Article - Zoning  
8 Zoning District Maps  
9 Sheet 36  
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 36 of the Zoning District Maps is amended by changing from the R-6 Zoning District to  
14 the C-2 Zoning District the property known as 3009 Greenmount Avenue (Block 4074, Lot 004),  
15 as outlined in red on the plat accompanying this Ordinance.

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

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

**Council Bill 25-0136**

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

# BALTIMORE CITY COUNCIL



## LAND USE & TRANSPORTATION COMMITTEE

*25-0136*

Rezoning – 3009 Greenmount Avenue

# Agency Reports

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



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

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March 19, 2026

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

Re: City Council Bill 25-0136 – Rezoning – 3009 Greenmount Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0136 for form and legal sufficiency. The bill would change the zoning for the property known as 3009 Greenmount Avenue (Block 4047, Lot 004) from the R-6 Zoning District to the C-2 Zoning District.

The R-6 zoning classification is “intended for primarily low density rowhouse neighborhoods that reflect a naturalistic environment typified by open and landscaped front yards of buildings that are set back and that contain stoops and porches oriented to those yards.” Baltimore City Code, Art. 32, § 9-202(a). The District is “meant to accommodate single-family units in both detached and semi-detached dwellings, rowhouse developments, and multi-family developments of a moderate density.” Baltimore City Code, Art. 32, § 9-202(b). The C-2 district is “intended for areas of small to medium-scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles.” Baltimore City Code, Art. 32, § 10-204(a).

The Mayor and City Council may permit a piecemeal rezoning only if it finds facts sufficient to show either a mistake in the existing zoning classification or a substantial change in the character of the neighborhood. Md. Land Use, § 10-304(b)(2); Baltimore City Code, Art. 32, §§ 5- 508(a) and (b)(1).

The “change-mistake” rule is a rule of the either/or type. The “change” half of the “change-mistake” rule requires that, in order for a piecemeal Euclidean zoning change to be approved, there must be a satisfactory showing that there has been significant and unanticipated change in a relatively well-defined area (the “neighborhood”) surrounding the property in question since its original or last comprehensive rezoning, whichever occurred most recently. The “mistake” option of the rule requires a showing that the 2 underlying assumptions or premises relied upon by the legislative body during the immediately preceding original or comprehensive rezoning were incorrect. In other words,

there must be a showing of a mistake of fact. Mistake in this context does not refer to a mistake in judgment.

*Mayor and Council of Rockville v. Rylyns Enterprises, Inc.*, 372 Md. 517, 538-39 (2002).

#### Legal Standard for Change

“It is unquestioned that the City Council has the power to amend its City Zoning Ordinance whenever there has been such a change in the character and use of a district since the original enactment that the public health, safety, morals, or general welfare would be promoted by a change in the regulations.” *Cassel v. Mayor and City Council of Baltimore*, 195 Md. 348, 354 (1950). The Mayor and City Council must find facts of a substantial change in the character and the use of the district since the comprehensive rezoning of the property on June 5, 2017, and that the rezoning will promote the “public health, safety, morals, or general welfare” and not merely advantage the property owner. *Id.* at 354.

To constitute a substantial change, courts in Maryland want to see facts of a “significant and unanticipated change in a relatively well-defined area.” *Rylyns Enterprises*, 372 Md. at 538. The “‘neighborhood’ must be the immediate neighborhood of the subject property, not some area miles away; and the changes must occur in that immediate neighborhood of such a nature as to have affected its character.” *Clayman v. Prince George’s County*, 266 Md. 409, 418 (1972). The changes are required to be physical. *Anne Arundel County v. Bell*, 442 Md. 539, 555 (2015) (citing *Montgomery County v. Woodward & Lothrop*, 280 Md. 686, 712–13 (1977)). However, those physical changes cannot be infrastructure such as sewer or water extension or road widening. *Clayman*, 266 Md. at 419. And the physical changes must be shown to be unforeseen at the time of the last rezoning. *County Council of Prince George’s County v. Zimmer Development Co.*, 444 Md. 490, 512 (2015). Contemplated growth and density are not sufficient. *Clayman*, 266 Md. at 419. In determining whether the change benefits only the property owner, courts look, in part, to see if a similar use exists nearby of which the community could easily take advantage. *Cassel*, 195 Md. at 358 (three other similar uses only a few blocks away lead to conclusion that zoning change was only for private owner’s gain).

#### Legal Standard for Mistake

To sustain a piecemeal change on the basis of a mistake in the last comprehensive rezoning, there must be substantial evidence that “the Council failed to take into account then existing facts ... so that the Council’s action was premised on a misapprehension.” *White v. Spring*, 109 Md. App. 692, 698 (1996) (citation omitted). In other words, “[a] conclusion based on a factual predicate that is incomplete or inaccurate may be deemed, in zoning law, a mistake or error; an allegedly aberrant conclusion based on full and accurate information, by contrast, is simply a case of bad judgment, which is immunized from second-guessing.” *Id.*

“Error can be established by showing that at the time of the comprehensive zoning the Council failed to take into account then existing facts, or projects or trends which were reasonably foreseeable of fruition in the future, so that the Council’s action was premised initially on a misapprehension[,]” and “...by showing that events occurring subsequent to the comprehensive

zoning have proven that the Council's initial premises were incorrect." *Boyce v. Sembly*, 25 Md. App. 43, 51 (1975) (citations omitted). "Thus, unless there is probative evidence to show that there were then existing facts which the Council, in fact, failed to take into account, or subsequently occurring events which the Council could not have taken into account, the presumption of validity accorded to comprehensive zoning is not overcome and the question of error is not 'fairly debatable.'" *Id.* at 52.

The Supreme Court of Maryland (formerly the Court of Appeals of Maryland) has said it is not sufficient to merely show that the new zoning would make more logical sense. *Greenblatt v. Toney Schloss Properties Corp.*, 235 Md. 9, 13-14 (1964). Nor are courts persuaded that the fact that a more profitable use of the property could be made if rezoned is evidence of a mistake in its current zoning. *Shadynook Imp. Ass'n v. Molloy*, 232 Md. 265, 272 (1963). Courts have also been skeptical of finding a mistake when there is evidence of careful consideration of the area during the past comprehensive rezoning. *Stratakis v. Beauchamp*, 268 Md. 643, 653-54 (1973).

A finding of mistake, however, absent a regulatory taking, merely permits the further consideration of rezoning, it does not mandate a rezoning. *White*, 109 Md. App. at 708. Rather, a second inquiry "regarding whether, and if so, how, the property is reclassified," is required. *Id.* at 709. This second conclusion is due great deference. *Id.*

### Spot Zoning

The City must find sufficient facts for a change or mistake because "[z]oning is permissible only as an exercise of the police power of the State. When this power is exercised by a city, it is confined by the limitations fixed in the grant by the State and to the accomplishment of the purposes for which the State authorized the city to zone." *Cassel*, 195 Md. at 353.

In piecemeal rezoning bills, if there is not a factual basis to support the change or the mistake, then rezoning is considered illegal spot zoning. *Id.* at 355. Spot zoning "has appeared in many cities in America as the result of pressure put upon councilmen to pass amendments to zoning ordinances solely for the benefit of private interests." *Id.* It is the "arbitrary and unreasonable devotion of a small area within a zoning district to a use which is inconsistent with the use to which the rest of the district is restricted." *Id.* It is "therefore, universally held that a 'spot zoning' ordinance, which singles out a parcel of land within the limits of a use district and marks it off into a separate district for the benefit of the owner, thereby permitting a use of that parcel inconsistent with the use permitted in the rest of the district, is invalid if it is not in accordance with the comprehensive zoning plan and is merely for private gain." *Id.*

However, "a use permitted in a small area, which is not inconsistent with the use to which the larger surrounding area is restricted, although it may be different from that use, is not 'spot zoning' when it does not conflict with the comprehensive plan but is in harmony with an orderly growth of a new use for property in the locality." *Id.* The example given was "small districts within a residential district for use of grocery stores, drug stores and barber shops, and even gasoline filling stations, for the accommodation and convenience of the residents of the residential district." *Id.* at 355-356.

Therefore, the Mayor and City Council must show how the contemplated use is consistent with the character of the neighborhood. *See, e.g., Tennison v. Shomette*, 38 Md. App. 1, 8-9 (1977) (cited with approval in *Rylins*, 372 Md. at 546-47); *accord Mayor and City Council of Baltimore v. Byrd*, 191 Md. 632, 640 (1948).

#### Findings of Fact

The City Council is required to make the following findings of fact in determining whether to permit rezoning based on mistake or change in the character of the neighborhood:

- (i) population change;
- (ii) the availability of public facilities;
- (iii) the present and future transportation patterns;
- (iv) compatibility with existing and proposed development;
- (v) the recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals; and
- (vi) the relationship of the proposed amendment to the City's plan.

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

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

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

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

The Mayor and City Council's decision regarding a piecemeal rezoning is reviewed under the substantial evidence test and should be upheld "if reasoning minds could reasonably reach the conclusion from facts in the record." *Zimmer Dev. Co.*, 444 Md. at 510 (quoting *Cremins v. Cnty. Comm'rs of Washington Cnty.*, 164 Md. App. 426, 438 (2005)); *see also White*, 109 Md. App. at 699, ("the courts may not substitute their judgment for that of the legislative agency if the issue is rendered fairly debatable"); *accord Floyd v. County Council of Prince George's County*, 55 Md. App. 246, 258 (1983) ("substantial evidence" means a little more than a "scintilla of evidence.").

#### Planning Commission Recommendation

The Planning Department Staff Report recommended approval of this rezoning on the basis of substantial change in the character of the neighborhood where the property is located. The Planning Commission concurred, adopting the findings and equity analysis of the Staff Report. "The subject property is a detached masonry institutional structure, historically associated with the adjacent St.

John's Episcopal Church as a former parish or auxiliary building. The building is set back from Greenmount Avenue and is separated from the public sidewalk by a fenced lawn area. The property directly abuts the church campus, including the associated cemetery, which is part of the church parcel and not part of the subject lot. To the south, the site is adjacent to a one-story commercial structure fronting Greenmount Avenue." Planning Report, p. 1. The Staff Report states that the [Comprehensive Master] "Plan anticipates residential use on the subject parcel, it also recognizes the need for flexibility at corridor transition points, particularly where institutional properties abut commercial designations." Planning Report, p. 2. The report explains that the proposed rezoning does not undermine "the Plan's broader land use framework and is consistent with the Plan's intent...". Planning Report, p. 2.

The report notes that, the subject property is no longer functioning as part of an active religious campus and that "this change in use, combined with the parcel's location along a mixed-use corridor and adjacency to pedestrian-focused commercial zoning, represents a material change in the functional character of the site and its relationship to the corridor." Planning Report, p. 3. Planning staff provides information on the changes in population that are consistent with the proposed rezoning to support commercial development along the corridor, the availability of public facilities to support the property, transportation patterns consistent with the Complete Streets goals, as well as other required findings of fact.

### Process

The City Council is required to hold a quasi-judicial public hearing with regard to the bill wherein it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. Baltimore City Code, Art. 32, § 5-601(a). After weighing the evidence presented and submitted into the record before it, the Council is required to make findings of fact about the factors in Section 10-304 of the Land Use Article of the Maryland code and Section 5-508 of Article 32 of the Baltimore City Code. If, after its investigation of the facts, the Committee makes findings which support: (1) a mistake in the comprehensive zoning or a change in the neighborhood; and (2) a new zoning classification for the properties, it may adopt these findings and the legal requirements for granting the rezoning would be met.

Additionally, 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." Baltimore City Code, 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 a conspicuous place on the property and by first-class mail, 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. Baltimore City Code, 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 or description of the property and the name of the applicant. Baltimore City Code, Art. 32, § 5-601(c). The posted notices must be at least 3 feet by 4 feet in size, placed at a prominent location near the sidewalk or right-of-way for pedestrians and motorists to view, and at least one sign must be visible from each of the property's street frontages. Baltimore City Code, Art., § 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. Baltimore City Code, Art. 32, § 5-601(e), (f).

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for rezoning for substantial change has been met. If the required findings are made at the hearing and that all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,



Desiree Luckey  
Assistant Solicitor

cc: Ebony Thompson, City Solicitor  
Hilary Ruley, Chief Solicitor, General Counsel Division  
Jeff Hochstetler, Chief Solicitor  
Ashlea Brown, Chief Solicitor  
Michelle Toth, Assistant Solicitor



**BALTIMORE CITY  
BOARD OF MUNICIPAL  
AND ZONING APPEALS**

**MEMORANDUM**

To: The Honorable Members of the Land Use & Transportation Committee  
From: Justin A. Williams, Interim Executive Director  
CC: Geoffrey Veale, Zoning Administrator  
Date: March 23, 2026  
Re: CCB # 25-0136 - Rezoning – 3009 Greenmount Avenue  
Position: No Objection

Brandon M. Scott  
Mayor

Justin A. Williams  
Interim Executive Director

Members  
Leland Shelton  
Chair

Victor Clark  
Liz Cornish  
David Marcozzi  
Rian Hargrave

417 E. Fayette St., Ste. 922  
Baltimore, MD 21202  
(410) 396-4301  
zoning.baltimorecity.gov

The staff of the Board of Municipal and Zoning Appeals (BMZA) have reviewed City Council Bill #25-0136.

This bill proposes a legislative map amendment for the property known as 3009 Greenmount Avenue. Specifically, the legislation seeks to rezone this parcel from the R-6 Garden Rowhouse Zoning District to the C-2 (Community Commercial) Zoning District.

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places the authority to grant the rezoning approval with the City Council, the Board defers to the Council’s judgment on whether the applicant has satisfied the approval standards and findings of fact outlined in the Baltimore City Zoning Code.

Accordingly, the Board takes no position on the specific factual merits of the application but offers **No Objection** to the passage of the bill.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at [justin.williams@baltimorecity.gov](mailto:justin.williams@baltimorecity.gov) or **(410) 396-4301**.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Veronica P. McBeth, Director, Department of Transportation
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	December 19, 2025
<b>SUBJECT</b>	25-0136 • Rezoning – 3009 Greenmount Avenue

**Position: Without recommendation**

**BILL SYNOPSIS**

Council Bill 25-0136 would rezone the property known as 3009 Greenmount Avenue from R-6 to C-2. The R-6 District primarily allows for low-density single- and multi-family residential development, with limited non-residential uses. The C-2 District is intended for medium-scale commercial uses that may be mixed-use in nature.

**SUMMARY OF POSITION**

The Department projects no fiscal or operational impacts resulting from the legislation and provides no recommendation on Council Bill 25-0136.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Timothy Keane, Acting Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	March 20, 2026
<b>SUBJECT</b>	25-0136 Rezoning – 3009 Greenmount Avenue

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0136 Rezoning – 3009 Greenmount Avenue for the purpose of changing the zoning for the property known as 3009 Greenmount Avenue (Block 4074, Lot 004), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

If enacted, City Council Bill 25-0136 would rezone the property known as 3009 Greenmount Avenue from the R-6 Zoning District to the C-2 Zoning District. If approved, this Bill will take effect on the 30<sup>th</sup> day following its enactment.

**SUMMARY OF POSITION**

At its regular meeting of February 5th, 2026, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the proposed rezoning would better align the property's zoning designation with the surrounding neighborhood while not undermining the intent of the Comprehensive Master Plan to support walkable, mixed-use corridors and maintain neighborhood stability.

The property in reference is not located within any of DHCD's Impact Investment Areas or Community Development Zones but does fall within a Streamlined Code Enforcement area. This rezoning may benefit the Better Waverly neighborhood by providing more housing opportunities and flexible development options that are well suited to the surrounding area.

**FISCAL IMPACT**

As drafted, this Bill would have minimal fiscal impact on DHCD.

**AMENDMENTS**

DHCD does not seek any amendments to this Bill at this time.

# BALTIMORE CITY COUNCIL



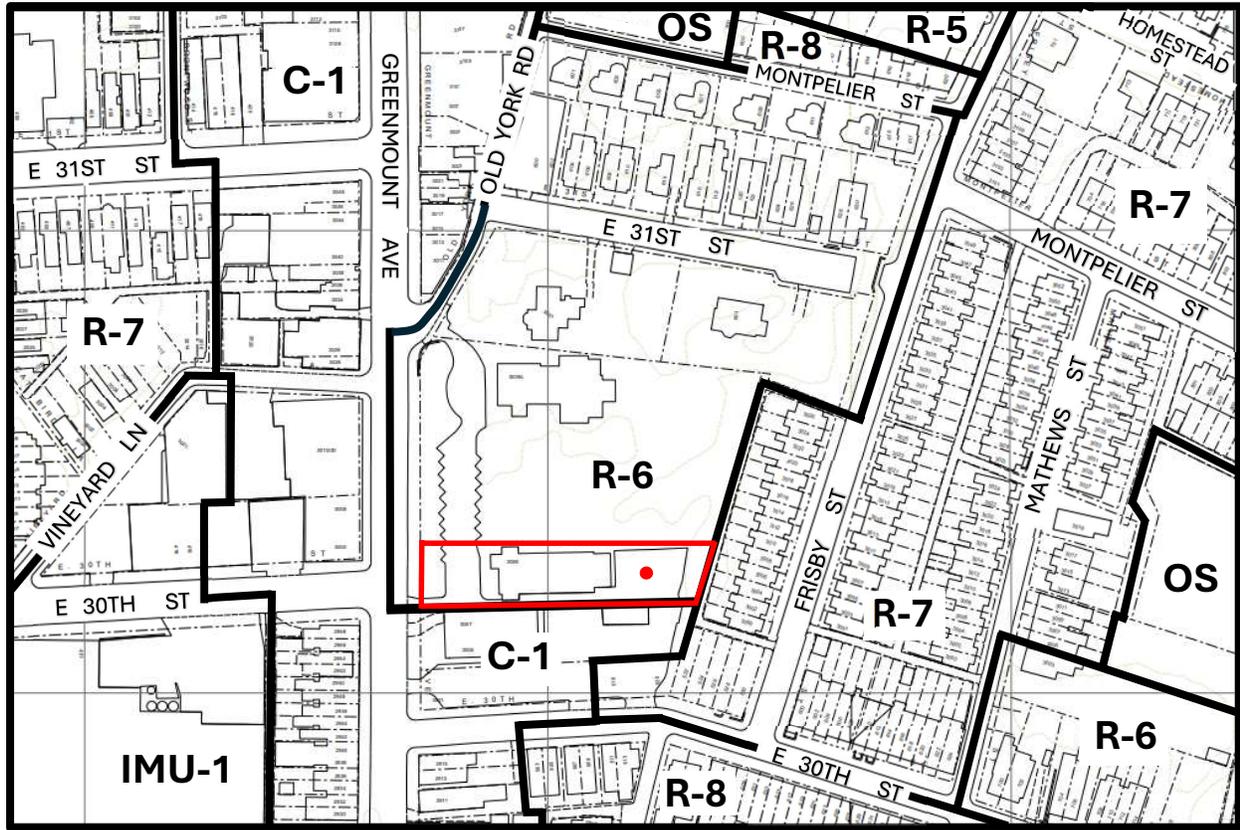
## LAND USE & TRANSPORTATION COMMITTEE

*25-0136*

*Rezoning – 3009 Greenmount Avenue*

# Additional Materials

**SHEET NO. 36 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

In Connection With The Property Known  
As No. 3009 GREENMOUNT AVENUE.  
The Applicant Wishes To Request The  
Rezoning Of The Aforementioned Property  
From R-6 Zoning District to C-2 Zoning  
District, As Outlined In Red Above.

WARD 9            SECTION 3  
BLOCK 4074      LOT 4

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL





509 S. Exeter St, Suite 300,  
Baltimore, MD 21202  
tel: 410-539-7700

WE HEREBY CERTIFY, that the annexed advertisement of Order No 39840

**Sold To:**

The Bit Center - 308815  
3009 Greenmount Avenue  
Baltimore , MD 21218

**Bill To:**

The Bit Center - 308815  
3009 Greenmount Avenue  
Baltimore , MD 21218

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

9 Mar 2026

The Baltimore Sun Media Group

By 



509 S. Exeter St, Suite 300,  
Baltimore, MD 21202  
tel: 410-539-7700

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 25-0136**

The Land Use and Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0136 on March 26, 2026, at 9:00 a.m. in the Clarence "Du"Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

**Rezoning – 3009 Greenmount Avenue**

FOR the purpose of changing the zoning for the property known as 3009 Greenmount Avenue (Block 4074, Lot 004), as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-2 Zoning District.

Applicant: For more information, contact the Committee Staff at (410) 396-1091.

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

RYAN DORSEY  
Chair  
39840

Baltimore Sun

March 9, 2026

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**CERTIFICATE OF MAILING**  
**WRITTEN NOTICE TO PROPERTY OWNER(S)**

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**City Council Bill Number:**

I HEREBY CERTIFY, under penalty of perjury, that the attached\* document was mailed to the following:

A. Property Owner: Bit Community Center Inc DBA The Bit Center

B. Property Address: 3009 Greenmount Avenue, Baltimore, MD  
21218

or

C.  List of Property Owners  
*(Place a Check Mark Above & Attach A List of Property Owners with Addresses)*

On the following date: 02/28/2026

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**Mailed By:**

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**Applicant's Name: Monica E. Lapenta**

**Applicant's Organization: Bit Community Center INC DBA of The Bit Center**

**Applicant's Title: Executive Director & CEO**

**Applicant's Address: 3009 Greenmount Avenue, Baltimore, MD 21218**

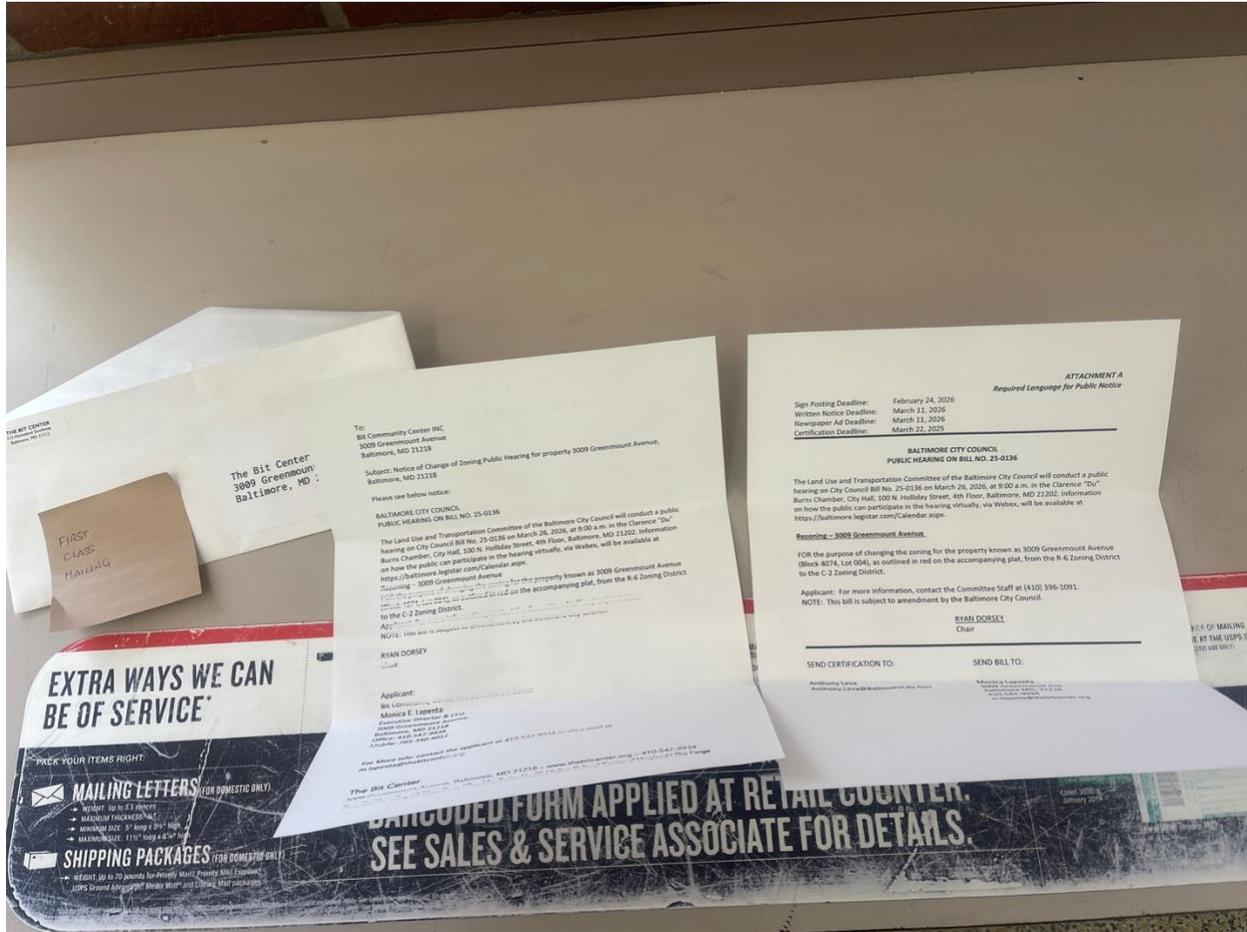
**Applicant's Telephone Number: office: 410-547-9934 / mobile: 703-340-4012**

**Applicant or Representative Signature:** Monica E. Lapenta

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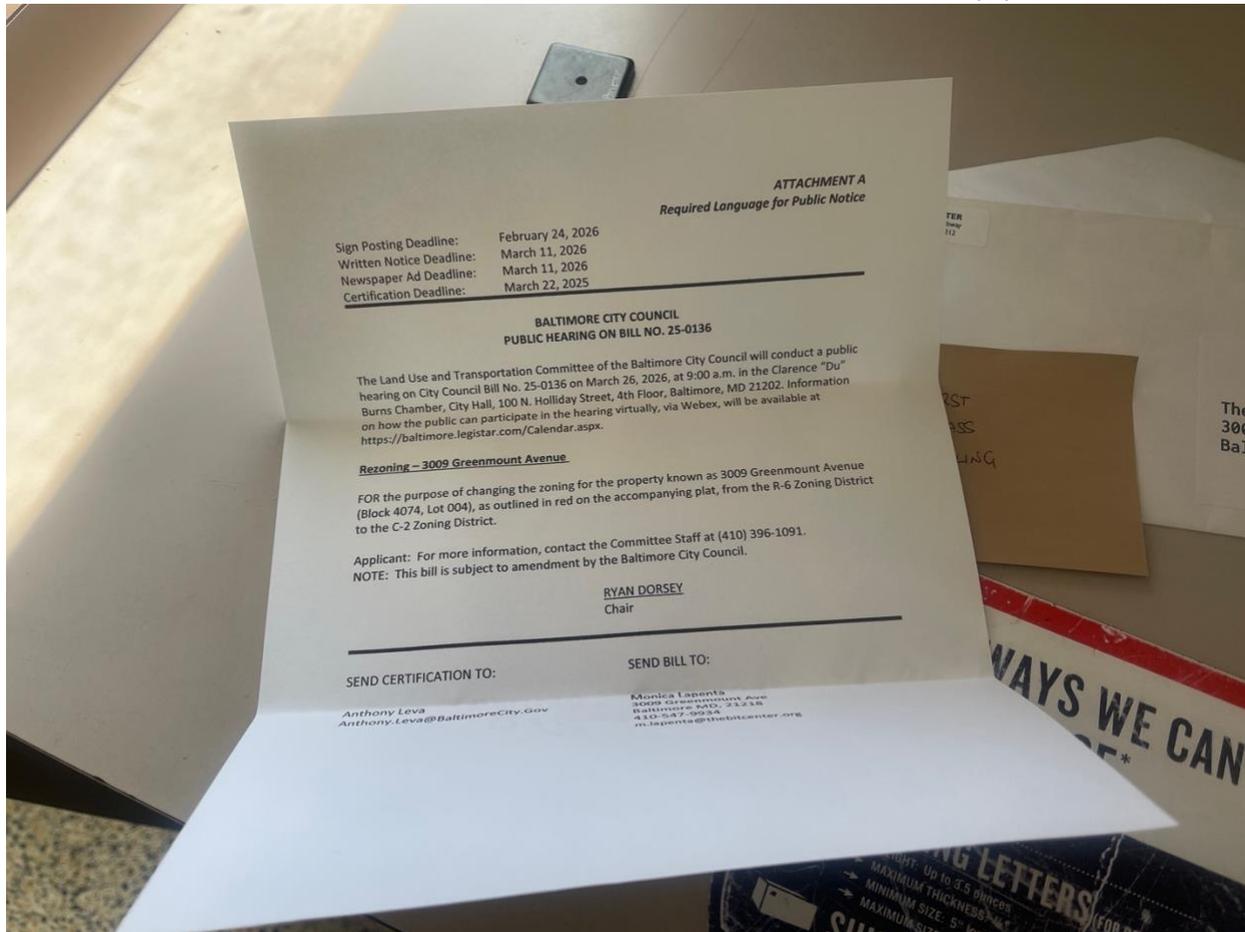
*\*Note: Please attach a copy of the document that was mailed to the property owner(s).*  
Email to: [Anthony.Leva@BaltimoreCity.Gov](mailto:Anthony.Leva@BaltimoreCity.Gov)

# CERTIFICATE OF MAILING WRITTEN NOTICE TO PROPERTY OWNER(S)



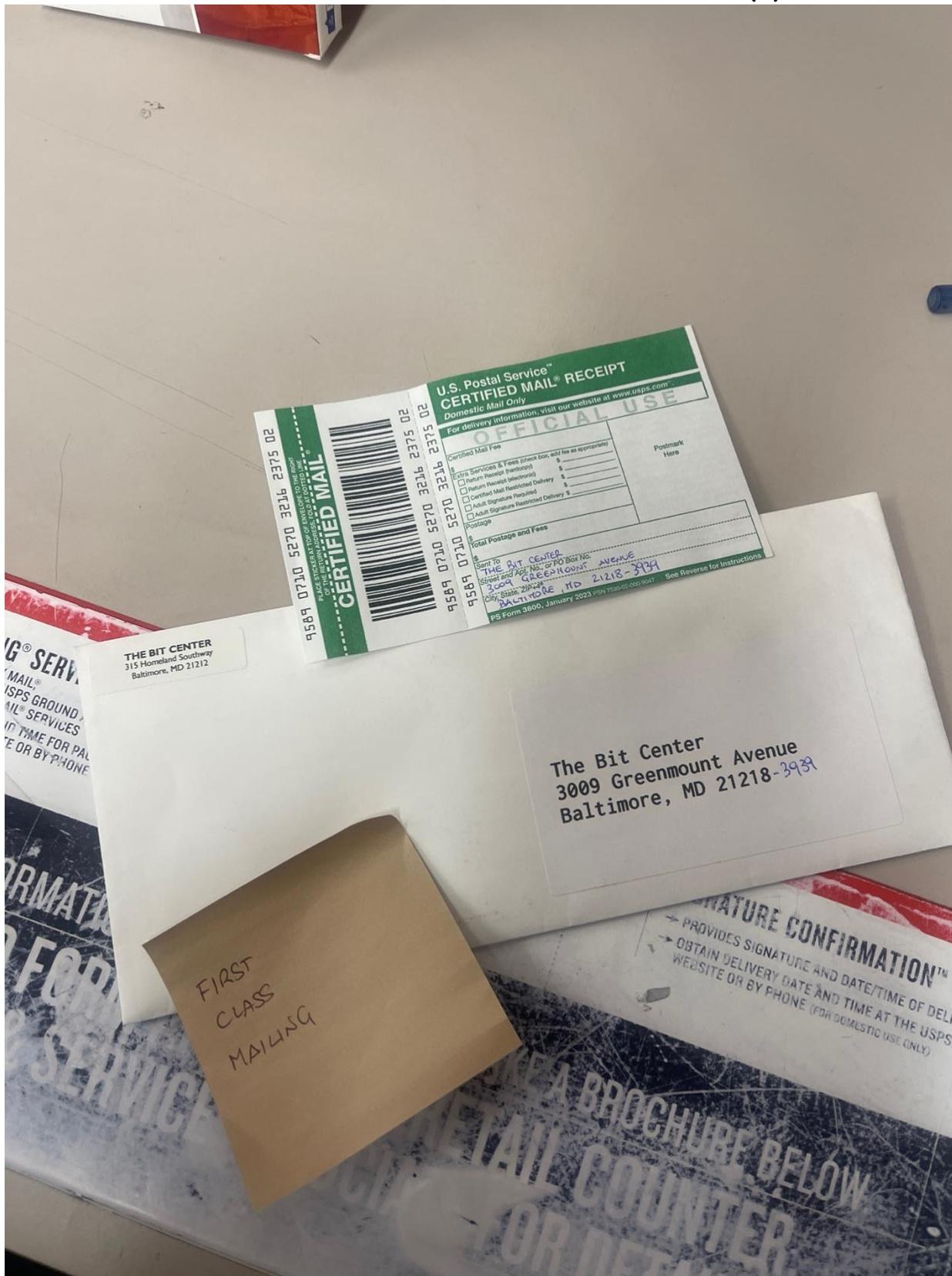
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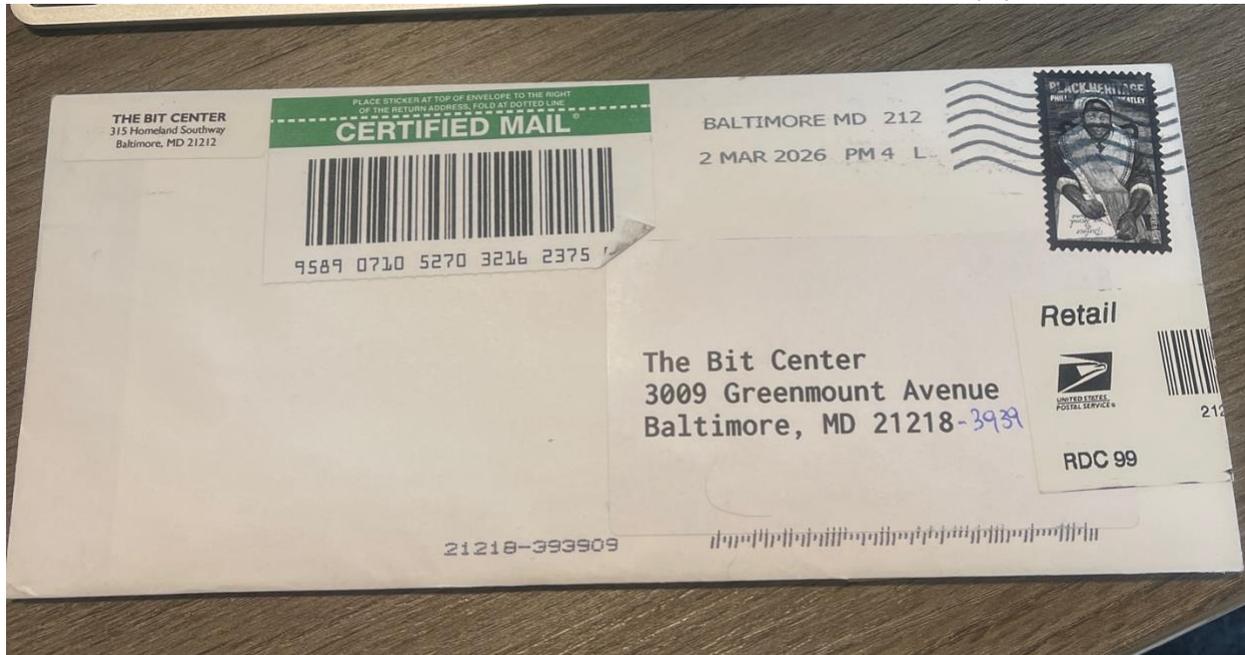
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**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**

**City Council Bill No.:**

*Today's Date: [Insert Here]*

*(Place a picture of the posted sign in the space below.)*



Email to: [Anthony.Leva@BaltimoreCity.Gov](mailto:Anthony.Leva@BaltimoreCity.Gov)

**Address: 3009 Greenmount Avenue**

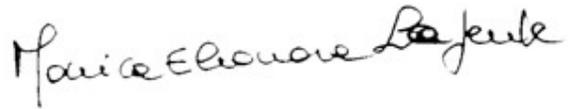
**Date Posted: 02/23/2026**

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**Name: MONICA E. LAPENTA – ED&CEO FOR THE BIT CENTER**

**Address: 3009 GREENMOUNT AVENUE**

**Telephone: OFFICE: 410-547-9934 / MOBILE: 703-340-4012**

A handwritten signature in black ink that reads "Monica Elouane Lapenta". The signature is written in a cursive style with a large initial 'M' and 'L'.

**Applicant or Representative Signature:**

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