



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

## **Mission Statement**

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

**The Honorable Ryan Dorsey**

**CHAIR**

**PUBLIC HEARING**

**2/26/2026**

**9:00 AM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**25-0015**

**Zoning - Conditional Use - Crematorium**

# City Council Committees

## **BUDGET AND APPROPRIATIONS**

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

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

## **PUBLIC SAFETY**

Mark Conway - Chair  
Zac Blanchard – Vice Chair  
Danielle McCray  
Isaac “Yitzy” Schleifer  
Paris Gray  
Phylicia Porter  
Antonio Glover

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

## **HOUSING AND ECONOMIC DEVELOPMENT**

James Torrence – Chair  
Odette Ramos – Vice Chair  
Zac Blanchard  
Jermaine Jones  
Antonio Glover

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

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Phylicia Porter - Chair  
Mark Conway - Vice Chair  
Mark Parker  
Ryan Dorsey  
James Torrence  
John Bullock  
Odette Ramos

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

## **LEGISLATIVE INVESTIGATIONS**

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

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

## **LAND USE AND TRANSPORTATION**

Ryan Dorsey – Chair  
Sharon Green Middleton – Vice Chair  
Mark Parker  
Paris Gray  
John Bullock  
Phylicia Porter  
Zac Blanchard

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

## **LABOR AND WORKFORCE**

Jermaine Jones – Chair  
James Torrence – Vice Chair  
Danielle McCray  
Ryan Dorsey  
Phylicia Porter

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

## **EDUCATION, YOUTH AND OLDER ADULT**

John Bullock – Chair  
Mark Parker – Vice Chair  
Sharon Green Middleton  
James Torrence  
Zac Blanchard  
Jermaine Jones  
Odette Ramos

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

## **CHARTER REVIEW SPECIAL COMMITTEE**

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

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

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Mark Conway**  
**CHAIR****Bill Hearing***25-0015**Zoning – Conditional Use – Crematorium*

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**Purpose**

FOR the purpose of creating a stand-alone use in the Zoning Code for crematoriums; amending certain related definitions; revising certain zoning tables to include the use “crematorium”; making conforming changes; providing for a special effective date; and generally related to creating the stand-alone use “crematorium” in the Zoning Code

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***REPORTING AGENCIES***

|  |   |
|--|---|
| • <b>Law Department</b>                            | • <b>Approve for form and legal sufficiency</b> |
| • <b>Planning Department</b>                       | • <b>Approved</b>                               |
| • <b>Mayor’s Office of Equity and Civil Rights</b> | •   |
| • <b>Department of Transportation</b>              | •   |
| • <b>Board of Municipal and Zoning Appeals</b>     | •   |
| • <b>Department of Finance</b>                     | •   |

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***BACKGROUND***

This bill if enacted would create a new use in the zoning code for crematoria. The change in the zoning code would remove the crematorium from being included in cemeteries and funeral homes and make a separate use. Under this use a Crematorium would be defined as “...a furnace where a human or animal corpse, in whole or in part, is burned.” The new use would be permitted in C 3 & C 4 zones.

In its report, the Planning Department noted that this was a straightforward change. However, they do note that 18 of 46 funeral homes in the City are located in C2 zones and would be affected by this bill in the event that they wanted to add cremation services to their business. Planning does advise that in environmental issues, such as the pollution that is a byproduct of cremation services, a balancing is required between the needs of businesses and those they serve, as communities need cremation and other funeral services. They suggest that in their report that the state licensing mechanism may be a

more proper place to address those concerns but note that the decision to include crematoria in a particular zone is a policy decision.

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***FISCAL NOTE***

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Analysis by: Tony Leva  
Analysis Date: 2/25/2026

Direct Inquiries to: [Anthony.Leva@baltimorecity.gov](mailto:Anthony.Leva@baltimorecity.gov)

**CITY OF BALTIMORE  
COUNCIL BILL 25-0015  
(First Reader)**

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Introduced by: Councilmember Conway

Cosponsored by: Councilmembers Parker, Dorsey, Ramos, and President Cohen

Introduced and read first time: January 27, 2025

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Office of Equity and Civil Rights,  
Department of Finance, Planning Commission, Board of Municipal and Zoning Appeals,  
Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use – Crematorium**

3 FOR the purpose of creating a stand-alone use in the Zoning Code for crematoriums; amending  
4 certain related definitions; revising certain zoning tables to include the use “crematorium”;  
5 making conforming changes; providing for a special effective date; and generally related to  
6 creating the stand-alone use “crematorium” in the Zoning Code.

7 BY repealing and re-ordaining, with amendments,

8 Article 32 - Zoning

9 Sections 1-303(u) and 1-306(u) and Tables 7-702 and 10-301

10 Baltimore City Code

11 (Edition 2000)

12 BY adding

13 Article 32 - Zoning

14 Section 1-304(u)

15 Baltimore City Code

16 (Edition 2000)

17 BY renumbering

18 Article 32 - Zoning

19 Sections 1-304(u) through (z)

20 to be

21 Sections 1-304(v) through (aa), respectively

22 Baltimore City Code

23 (Edition 2000)

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

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

**Council Bill 25-0015**

**Baltimore City Code**

**Article 32. Zoning**

**Title 1. General Provisions**

**Subtitle 3. Definitions**

**§ 1-303. “Bailbond establishment” to “Child day-care home”.**

(u) *Cemetery.*

(1) *In general.*

“Cemetery” means land used or dedicated to the burial of the dead.

(2) *Inclusions.*

“Cemetery” includes:

[(i) a crematorium;]

(I) [(ii)] mausoleums;

(II) [(iii)] a funeral home, if operating within the boundaries of the cemetery; and

(III) [(iv)] necessary sales and maintenance facilities.

**§ 1-304. “Chimney” to “Day-care center: Child”.**

(U) *CREMATORIUM.*

(1) *IN GENERAL.*

“CREMATORIUM” MEANS A FURNACE WHERE A HUMAN OR ANIMAL CORPSE, IN WHOLE OR IN PART, IS BURNED.

(2) *INCLUSIONS.*

“CREMATORIUM” MAY INCLUDE:

(1) MAINTENANCE FACILITIES; AND

(2) SALES FACILITIES.

(v) [(u)] *Critical Area (CBCA).*

...

(w) [(v)] *Critical Area Management Program (CBCA).*

...

**Council Bill 25-0015**

1 (X) [(w)] *Crude oil terminal.*  
2 . . .

3 (Y) [(x)] *Cultural facility.*  
4 . . .

5 (Z) [(y)] *Day-care center: Adult.*  
6 . . .

7 (AA) [(z)] *Day-care center: Child.*  
8 . . .

9 **§ 1-306. “Encroachment” to “Golf course”.**

10 (u) *Funeral home.*

11 (1) *In general.*

12 “Funeral home” means an establishment for preparing deceased individuals for burial  
13 or cremation and for conducting rituals before burial or cremation.

14 (2) *Inclusions.*

15 “Funeral home” includes:

16 [(i) chapels for viewing a deceased and for conducting rituals; and]

17 [(ii) a crematorium.]

18 (I) A CHAPEL FOR VIEWING A DECEASED AND FOR CONDUCTING RITUALS; AND

19 (II) SALES FACILITIES.

**Council Bill 25-0015**

**Zoning Tables**

**Table 7-202: Open-Space Districts – Permitted and Conditional Uses**

| Uses               | Districts | Use Standards |
|--------------------|-----------|---------------|
|                    | OS        |               |
| ...                |           |               |
| <b>Commercial</b>  |           |               |
| Country Club       | CO        |               |
| <b>CREMATORIUM</b> | <b>CB</b> |               |
| Driving Range      | CB        |               |
| ...                |           |               |

**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 |               |
| ...                             |           |        |       |     |          |          |     |               |
| <b>Commercial</b>               |           |        |       |     |          |          |     |               |
| ...                             |           |        |       |     |          |          |     |               |
| Convention Center               |           |        |       |     |          |          | P   |               |
| <b>CREMATORIUM</b>              |           |        |       |     | <b>P</b> | <b>P</b> |     |               |
| Day-Care Center: Adult or Child | CB        | CB     | CB    | P   | P        | P        | P   | Per § 14-309  |
| ...                             |           |        |       |     |          |          |     |               |

**SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is enacted.

# BALTIMORE CITY COUNCIL




## LAND USE & TRANSPORTATION COMMITTEE

*25-0015*

*Zoning - Conditional Use - Crematorium*

# Agency Reports

|      |                       |  |   |  |
|------|-----------------------|--|---|--|
| FROM | NAME & TITLE          | CHRIS RYER, DIRECTOR   | CITY of<br>BALTIMORE<br><br><b>MEMO</b> |  |
|      | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING<br>8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET |   |  |
|      | SUBJECT               | CITY COUNCIL BILL #25-0015 / ZONING –<br>CONDITIONAL USE – CREMATORIUM   |   |  |

TO

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

DATE: February 28, 2025

At its regular meeting of February 27, 2025, the Planning Commission considered City Council Bill #25-0015, for the purpose of creating a stand-alone use in the Zoning Code for crematoriums; amending certain related definitions; revising certain zoning tables to include the use “crematorium”; making conforming changes; providing for a special effective date; and generally related to creating the stand-alone use “crematorium” in the Zoning Code.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0015 and adopted the following resolution, with six members being present (six in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0015 be **approved** by the City Council.

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

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor’s Office  
 The Honorable John Bullock, Council Rep. to Planning Commission  
 Ms. Rebecca Witt, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Stephanie Murdock, DHCD  
 Ms. Hilary Ruley, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Luciano Diaz, DOT  
 Ms. Nancy Mead, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Chris Ryer  
Director

**February 27, 2025**

**REQUEST:** City Council Bill # 25-0015/ Zoning - Conditional Use - Crematorium:  
For

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**INTRODUCED BY:** Councilmember Conway

**SITE/GENERAL AREA:** Citywide

### HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

### ANALYSIS

Background: This bill originated from community opposition to a proposed expansion to the Vaughn Greene Funeral Services at 4905 York Road that proposed to add cremation services. The Board of Municipal and Zoning Appeals (BMZA) heard case BMZ2021-00161 over several hearings in 2021, and ultimately granted conditional use approval with conditions. That approval has been challenged. City Council Bill #24-0599 was introduced to make substantially similar amendments in the last Council session, but failed at the end of the session. This bill has been introduced to continue the effort.

Effects of the Bill: The operation of this bill is fairly simple. Crematoria are currently allowed by inclusion as part of the definitions for *Cemetery* under §1-303(u), and for *Funeral home* under §1-306(u). This bill will define *Crematorium* as a stand-alone use under a new §1-304(u). Other definitions are then renumbered as needed.

With the new use definition, amendments to various use tables become necessary, in order to determine where the new use may be located and by what approval method. The bill includes amendments to each of the use tables where *Cemetery* or *Funeral home* are listed, and in each table a new listing for *Crematorium* is added, and in all but one case, with the form of approval the same as for either *Cemetery* or *Funeral home*. The one exception is for Table 10-301, where a *Crematorium* is not listed as allowed in the C-2 zone. It is important to note that this change will apply to any future crematoria that may be proposed in a C-2 zone, as they will no longer be permitted in C-2 after this bill is adopted and takes effect. Staff conducted a quick study to determine what funeral homes exist, and which might be impacted by the proposed bill. The resulting table is attached at the end of this report.

Staff understands that one of the significant concerns from residents near the original applicant that triggered this amendment relates to emissions and air pollution concerns. Crematory permits are issued by the Maryland Department of Health (per COMAR 10.29.17), and they are not otherwise subject to City control. The operator is required to obtain certification by an appropriate entity (by The Cremation Association of North America (CANA); The International Cemetery, Cremation and Funeral Association (ICCFA); or another equivalent body recognized jointly by the Board [of Morticians and Funeral Directors] and the Office).

In general, zoning is designed to provide separation between uses that may not be compatible, but those controls are generically applied to a given use without being able to compare two of the same use in a qualitative way. As staff frequently summarizes this, it affects the “what” not the “who” of a given land use. If one wants to address the “who” of a given use – meaning the owner or operator, then a licensing mechanism is needed.

The C-2 zone is described in the Article 32 – *Zoning*, §10-204(a) as “The C-2 Community Commercial Zoning 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.” Whether it is appropriate to include a *Crematorium* in a given district or another is purely a policy decision.

Equity:


In general, seemingly opposing concerns between neighborhoods and businesses exist. Staff believes that environmental concerns are best addressed by the appropriate State licensing body, and in that context zoning is not the appropriate tool to address those concerns. In the more general terms of separation of uses, we see that the existing funeral homes across the City are found in a wide variety of zoning districts, and appear to have located in the communities they serve over time. Cremation services are needed by the community at large, and a balancing of the needs of businesses and the communities they serve against the concerns for impacts from that use must be made. Staff notes that 18 of 46 funeral homes are located in a C-2 zone, which would be the businesses impacted by this change. There will be no significant impact on staff time or resources devoted to future land use reviews.

Notification: This item was advertised by GovDelivery, was sent to 17,439 unique subscribers.



**Chris Ryer**  
**Director**

| Zone     | Owner   | Address                      | ZIP Code |
|----------|---|------------------------------|----------|
| C-2      | James A. Morton and Sons Funeral Homes, Inc.                                  | 1701 Laurens St              | 21217    |
| R-8      | Honee, LLC  | 701 North Mount St           | 21217    |
| R-8      | V & C Homes LLC   | 1002 Brantley Ave            | 21217    |
| R-8      | Harris, Leroy Harris, Joanne R  | 1701 McCulloh St             | 21217    |
| C-2      | William C March Funeral Home Inc  | 1101 East North Ave          | 21202    |
| R-8      | Tabernacle Church of Deliverance, INC.  | 1703 North Bond St           | 21213    |
| R-8      | New Life, LLC   | 2431 East Oliver St          | 21213    |
| C-1      | Philadelphia Church Of The Apostolic Faith, The                               | 2716 East Monument St        | 21205    |
| C-1      | Lilly & Zeiler Inc  | 1901 Eastern Ave             | 21231    |
| R-8*     | Doda III, Victor P  | 1501 East Fort Ave           | 21230    |
| C-2      | March Sr, Gary Paul (Life) March, Gerrod Frederick Hamlin, Keisha N           | 270 Fredhilton Pass          | 21229    |
| C-2      | Parker, Kevin A Parker, Eudoias E   | 3512 Frederick Ave           | 21229    |
| R-6      | M & G Property Management Four LLC  | 4101 Edmondson Ave           | 21229    |
| TOD-2    | March Investment Properties, LLC  | 4300 Wabash Ave              | 21215    |
| OR-1*    | Brown, William C Brown, Barbara   | 1206 West North Ave          | 21217    |
| C-2      | Howell East Baltimore, LLC  | 3331 Brehms Lane             | 21213    |
| C-2      | Harris, Leroy Harris, Joanne  | 5240 Reisterstown Road       | 21215    |
| C-1      | Williams Iv, John L   | 4517 Park Heights Ave        | 21215    |
| C-2      | Derrick C. Jones Funeral Home, P.A.   | 4609 Park Heights Ave        | 21215    |
| C-2      | M&G Property Management Two, LLC  | 4903 York Road               | 21212    |
| C-2      | 4601 York Road, LLC   | 4601 York Road               | 21212    |
| OR-1     | BFMF Properties, Inc  | 7527 Harford Road            | 21234    |
| C-2      | MPM Property Management, LLC  | 6009 Harford Road            | 21214    |
| C-2      | 5305 Harford Road, LLC  | 5303 Harford Road            | 21214    |
| R-8      | 263 S Conkling Street LLC   | 263 S Conkling St            | 21224    |
| C-2      | K Group Limited Partnership   | 1201 Dundalk Ave             | 21222    |
| C-2      | Znamirowski Family Holdings, LLC  | 4001 Governor Ritchie Hwy    | 21225    |
| C-1      | M & G Property Management, LLC.   | 5151 Baltimore National Pike | 21229    |
| R-1      | Central District Churches of God In Christ Jesus Of The Apostolic Faith, Inc. | 4204 Ridgewood Ave           | 21215    |
| C-2      | Howell Properties, LLC  | 4600 Liberty Heights Ave     | 21207    |
| C-1      | Calvin B. Scruggs Funeral Home  | 1412 E Preston St            | 21213    |
| R-8      | Beverly D Cromartie Funeral Service   | 119 S Stricker St            | 21223    |
| OR-1     | Redd Funeral Services   | 1300 N Eutaw PI              | 21217    |
| C-2      | Joseph H Brown Funeral Home   | 2140 N Fulton Ave            | 21217    |
| OR-1     | Estep Brothers Funeral Services, P.A  | 1300 Eutaw PI                | 21217    |
| R-7      | John Williams Funeral Directors, P.A.   | 1727 N Monroe St             | 21217    |
| R-8      | Carlton C Douglas Funeral Services  | 1701 McCulloh St             | 21217    |
| C-1      | Lilly and Zeiler Funeral Home   | 700 S Conkling St            | 21224    |
| R-8      | Alliance Mortuary Transport & Support LLC.                                    | 1935 Druid Hill Ave          | 21217    |
| C-2      | Chatman Harris Funeral Home   | 4210 Belair Rd               | 21206    |
| C-2      | Burgee-Henss-Seitz Funeral Home Inc.  | 3631 Falls Rd                | 21211    |
| R-8      | Brooks Clinton Funeral Service, P.A.  | 2222-28 W North Ave          | 21216    |
| R-7/R-MU | Hari P. Close Funeral Service, P.A.   | 5126 Belair Rd               | 21206    |
| C-1      | Charles S. Zeiler & Son Inc.  | 6224 Eastern Ave             | 21224    |
| C-2      | Walker's Life Memorial Center P.A. - Patapsco                                 | 237 E Patapsco Ave           | 21225    |
| OS       | Loudon Park Funeral Home and Cemetery   | 3620 Wilkens Ave             | 21229    |

|      |                       |  |   |  |
|------|-----------------------|--|---|--|
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| R-8      | Tabernacle Church of Deliverance, INC.  | 1703 North Bond St           | 21213    |
| R-8      | New Life, LLC   | 2431 East Oliver St          | 21213    |
| C-1      | Philadelphia Church Of The Apostolic Faith, The                               | 2716 East Monument St        | 21205    |
| C-1      | Lilly & Zeiler Inc  | 1901 Eastern Ave             | 21231    |
| R-8*     | Doda III, Victor P  | 1501 East Fort Ave           | 21230    |
| C-2      | March Sr, Gary Paul (Life) March, Gerrod Frederick Hamlin, Keisha N           | 270 Fredhilton Pass          | 21229    |
| C-2      | Parker, Kevin A Parker, Eudoias E   | 3512 Frederick Ave           | 21229    |
| R-6      | M & G Property Management Four LLC  | 4101 Edmondson Ave           | 21229    |
| TOD-2    | March Investment Properties, LLC  | 4300 Wabash Ave              | 21215    |
| OR-1*    | Brown, William C Brown, Barbara   | 1206 West North Ave          | 21217    |
| C-2      | Howell East Baltimore, LLC  | 3331 Brehms Lane             | 21213    |
| C-2      | Harris, Leroy Harris, Joanne  | 5240 Reisterstown Road       | 21215    |
| C-1      | Williams Iv, John L   | 4517 Park Heights Ave        | 21215    |
| C-2      | Derrick C. Jones Funeral Home, P.A.   | 4609 Park Heights Ave        | 21215    |
| C-2      | M&G Property Management Two, LLC  | 4903 York Road               | 21212    |
| C-2      | 4601 York Road, LLC   | 4601 York Road               | 21212    |
| OR-1     | BFMF Properties, Inc  | 7527 Harford Road            | 21234    |
| C-2      | MPM Property Management, LLC  | 6009 Harford Road            | 21214    |
| C-2      | 5305 Harford Road, LLC  | 5303 Harford Road            | 21214    |
| R-8      | 263 S Conkling Street LLC   | 263 S Conkling St            | 21224    |
| C-2      | K Group Limited Partnership   | 1201 Dundalk Ave             | 21222    |
| C-2      | Znamirowski Family Holdings, LLC  | 4001 Governor Ritchie Hwy    | 21225    |
| C-1      | M & G Property Management, LLC.   | 5151 Baltimore National Pike | 21229    |
| R-1      | Central District Churches of God In Christ Jesus Of The Apostolic Faith, Inc. | 4204 Ridgewood Ave           | 21215    |
| C-2      | Howell Properties, LLC  | 4600 Liberty Heights Ave     | 21207    |
| C-1      | Calvin B. Scruggs Funeral Home  | 1412 E Preston St            | 21213    |
| R-8      | Beverly D Cromartie Funeral Service   | 119 S Stricker St            | 21223    |
| OR-1     | Redd Funeral Services   | 1300 N Eutaw PI              | 21217    |
| C-2      | Joseph H Brown Funeral Home   | 2140 N Fulton Ave            | 21217    |
| OR-1     | Estep Brothers Funeral Services, P.A  | 1300 Eutaw PI                | 21217    |
| R-7      | John Williams Funeral Directors, P.A.   | 1727 N Monroe St             | 21217    |
| R-8      | Carlton C Douglas Funeral Services  | 1701 McCulloh St             | 21217    |
| C-1      | Lilly and Zeiler Funeral Home   | 700 S Conkling St            | 21224    |
| R-8      | Alliance Mortuary Transport & Support LLC.                                    | 1935 Druid Hill Ave          | 21217    |
| C-2      | Chatman Harris Funeral Home   | 4210 Belair Rd               | 21206    |
| C-2      | Burgee-Henss-Seitz Funeral Home Inc.  | 3631 Falls Rd                | 21211    |
| R-8      | Brooks Clinton Funeral Service, P.A.  | 2222-28 W North Ave          | 21216    |
| R-7/R-MU | Hari P. Close Funeral Service, P.A.   | 5126 Belair Rd               | 21206    |
| C-1      | Charles S. Zeiler & Son Inc.  | 6224 Eastern Ave             | 21224    |
| C-2      | Walker's Life Memorial Center P.A. - Patapsco                                 | 237 E Patapsco Ave           | 21225    |
| OS       | Loudon Park Funeral Home and Cemetery   | 3620 Wilkens Ave             | 21229    |

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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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February 28, 2025

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 25-0015 – Zoning – Conditional Use – Crematorium

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0015 for form and legal sufficiency. The bill would amend Sections 1-303(u) and 1-306(u) and Tables 7-702 and 10-301 of the Zoning Code to remove crematoria from its designation as part of a cemetery or funeral home and establish it as a separate defined use. The bill would then designate in which zoning districts the use is permitted of right or permitted as a conditional use. With minor changes, this is identical to City Council Bill 24-0599 introduced during the last term of the Baltimore City Council.

The City Council must consider the following when evaluating changes to the text of the City's Zoning Code (Article 32 of the Baltimore City Code):

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

Baltimore City Code, Art. 32, § 5-508(c). The Planning Commission Report did NOT evaluate these factors per se. Therefore, the City Council must take care to evaluate them.

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

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

Very truly yours,



Hilary Ruley  
Chief Solicitor

cc: Ebony M. Thompson, City Solicitor  
Ty'lor Schnella, Mayor's Office of Government Relations  
Ashlea Brown, Chief Solicitor  
Michelle Toth, Assistant Solicitor  
Desiree Lucky, Assistant Solicitor

# BALTIMORE CITY COUNCIL



## LAND USE & TRANSPORTATION COMMITTEE

*25-0015*

*Zoning - Conditional Use - Crematorium*

# Additional Materials

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 25-0015**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0015 on Thursday, February 26, 2026, at 9:00 AM in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

**Zoning - Conditional Use - Crematorium**

FOR the purpose of creating a stand-alone use in the Zoning Code for crematoriums; amending certain related definitions; revising certain zoning tables to include the use "crematorium"; making conforming changes; providing for a special effective date; and generally related to creating the stand-alone use "crematorium" in the Zoning Code.

Applicant: Mark Conway - Councilmember 4th District

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

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

Ryan Dorsey  
Chair