

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 25-0142**

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Introduced by: Councilmember Torrence  
At the request of: Shane Mitchell  
Address: c/o Chase Hoffberger  
225 E Redwood Street, Suite 400G  
Baltimore, MD 21202  
Telephone: (512) 536-0763  
Cosponsored by: Councilmember Ramos  
Introduced and read first time: December 15, 2025  
Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: May 11, 2026

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**AN ORDINANCE CONCERNING**

**Rezoning – 3605 Hickory Avenue**

FOR the purpose of changing the zoning for the property known as 3605 Hickory Avenue (Block 3539, Lot 003), as outlined in red on the accompanying plat, from the R-7 Zoning District to the IMU-1 Zoning District; and providing for a special effective date.


BY amending

Article - Zoning  
Zoning District Maps  
Sheet 25  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Sheet 25 of the Zoning District Maps is amended by changing from the R-7 Zoning District to the IMU-1 Zoning District the property known as 3605 Hickory Avenue (Block 3539, Lot 003), as outlined in red on the plat accompanying this Ordinance.

**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.

**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.

RULE 12-2  THIRD READER PREPARED AND REVIEWED DEPARTMENT OF LEGISLATIVE REFERENCE
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1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
2 enacted.

**Council Bill 25-0142**

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Certified as duly delivered to His Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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