

CITY OF BALTIMORE

STEPHANIE RAWLINGS-BLAKE, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

September 29, 2011

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #11-0756 Re-Zoning – Properties in the Brooklyn
and Curtis Bay Urban Renewal Area

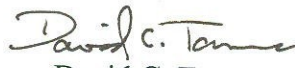
Ladies and Gentlemen:

City Council Bill # 11-0756 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report. The purpose of this legislation is to change the zoning for certain properties in the Brooklyn and Curtis Bay Business Area Urban Renewal Area from the B-3-2 Zoning District to the B-2-2 Zoning District.

All of the properties affected front on either East Patapsco Avenue, South Hanover Street, or Curtis Avenue, and the uses are primarily commercial and residential. The Urban Renewal Plan for this area is being amended under accompanying legislation City Council Bill No. 11-0755. The Plan was last amended in 2006, since that time, the area has received Main Street designation. City Council Bill No. 11-0755 adds additional prohibited uses to the plan in order to make the uses allowed more compatible with the Main Street program. This legislation also expands to all B-2 zoned properties the requirement that they have active 1st floor uses that serve the public with regular business hours.

The Board of Municipal and Zoning Appeal has reviewed this legislation and has no objection to the passage of City Council Bill No. 11-0756.

Sincerely,


David C. Tanner
Executive Director

DCT/lag
C.c. Mayors Office of Council Relations
Legislative Reference

no obj.

