



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 22-0321**

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**Rezoning - 1419 to 1431 Bank Street and 409 South Spring Street**

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**Sponsor:** Councilmember Cohen

**Introduced:** December 5, 2022

**Purpose:**

For the purpose of changing the zoning for the properties known as 1419 to 1431 Bank Street (Block 1433, Lots 043, 044, 045, 046, 047, and 048/050) and 409 South Spring Street (Block 1433, Lot 051/060), as outlined in red on the accompanying plat, from the R-8 and IMU-1 Zoning Districts to the C-2 Zoning District, and providing for a special effective date.

**Effective:** The date it is enacted

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**Agency Reports**

City Solicitor	Favorable /Comments
Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed
Department of Housing and Community Development	

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## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 56; Baltimore City Revised Code (Edition 2000).

Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

- (1) a substantial change in the character of the neighborhood where the property is located; or
- (2) a mistake in the existing zoning classification.

### Background

The bill would change the zoning for the property known as 1419 to 1431 Bank Street (Block 1433, Lots 043, 044, 045, 046, 047, and 048/050) and 409 South Spring Street (Block 1433, Lot 051/060), from the R-8 and IMU-1 Zoning Districts to the C-2 Zoning District. The site is improved with a vacant lot and vacant and rowhouse structures. The property is situated on the south side of Bank Street, directly across from the former Perkins Homes site and is located in the Fells Point neighborhood.

The applicant proposes to use the properties for food processing, light, tavern, resident and retail goods establishments.

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

#### Current Zoning District – R-8 and IMU-1

The **R-8** Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City's inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street.

The **IMU-1** District is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses.

The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district.

### Proposed Zoning District – C-2

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.

The C-2 District standards are crafted to:

- (1) ensure compatibility among neighboring residential, commercial, and entertainment uses;
- (2) maintain the proper scale of commercial use; and
- (3) maintain a balance between high traffic volume and pedestrian circulation.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 22-0321; Baltimore City Code, Article 32- Zoning

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Analysis Date: March 31, 2023