

CITY OF BALTIMORE

SHEILA DIXON, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS

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

October 24, 2008

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #08-0026 Re-Zoning
Block 2024, Lot 6A, 1000-1050 Hull Street, 1450 Beason Street, 1100
Haubert Street, 1134 Hull Street, 1116 Hull Street, and 1113 Hull St.

Ladies and Gentlemen:

City Council Bill # 08-0026 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

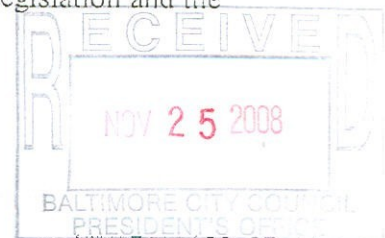
The purpose of this legislation is to change the zoning for the properties known as Block 2024, Lot 6A, 1134 Hull Street, and 1116 Hull Street from the M-2-2 Zoning District to the R-8 Zoning District; changing the zoning for the properties known as 1450 Beason Street and 1100 Haubert Street from the M-3 Zoning District to the R-8 Zoning District; and changing the zoning of the properties known as 1000-1050 Hull Street from the M-3 Zoning District to the B-2-3 Zoning District.

The rezoning request is for multiple properties. The requests are as follows: 1000-1050 Hull Street, current Tide Point office complex, would be changed from M-3 to B-2-3; 1450 Beason Street and 1100 Haubert Street, that currently make up the Overflo site, would change from M-3 to R-8 and; the remaining properties, 1134-1144 Hull Street, currently vacant lots, and Block 2024 to 006A currently being used for surface parking for the Whetstone PUD, would change from M-2-2 to R-8. The Whetstone PUD was established prior to the adoption of the Maritime Industrial Overlay District and is not included in the District and is therefore not in conflict with the conversion of industrial land to other uses as identified in the MIZOD. The Tide Point office complex is an established use that is consistent with the B-2-3 zoning designation. The proposed rezoning inside of the Loop Road to R-8 is consistent with the Locust Point Comprehensive Plan. The rezoning of this site reflects the change in the needs of industry in this area and is consistent with the recent master plan for Locust Point.

The Board of Municipal and Zoning Appeals has reviewed this legislation and the



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report of the Planning Commission. The BMZA concurs that City Council Bill #08-0026 should be approved.

Sincerely,



David C. Tanner
Executive Director

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