

**CITY OF BALTIMORE**  
**ORDINANCE 24 - 38 1**  
**Council Bill 24-0542**

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Introduced by: Councilmember Middleton  
At the request of: AB Associates c/o Chase Hoffberger  
Address: 225 E. Redwood Street, Suite 400G, Baltimore, Maryland 21202  
Telephone: (512) 536-0763  
Introduced and read first time: May 16, 2024  
Assigned to: Economic and Community Development Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: August 26, 2024

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**AN ORDINANCE CONCERNING**

**Rezoning – 3701-3733 Towanda Avenue**

FOR the purpose of changing the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the C-1 Zoning District.

BY amending

Article - Zoning  
Zoning District Maps  
Sheet 23  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Sheet 23 of the Zoning District Maps is amended by changing from the R-6 Zoning District to the C-1 Zoning District the properties known as 3701-3733 Towanda Avenue, as further specified below, and as outlined in red on the plat accompanying this Ordinance.

3701 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 29
3703 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 30
3705 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 31
3707 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 32
3709 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 33
3711 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 34
3713 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 35
3715 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 36
3717 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 37
3719 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 38
3721 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 39
3723 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 40

**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.

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1	3725 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 41
2	3727 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 42
3	3729 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 43
4	3731 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 44
5	3733 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 45

6        **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
7 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
8 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
9 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
10 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
11 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
12 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
13 the Zoning Administrator.


14        **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
15 after the date it is enacted.

**Council Bill 24-0542**

Certified as duly passed this 16 day of September, 2024

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

Certified as duly delivered to His Honor, the Mayor,  
this 16 day of September, 2024

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

Approved this 2nd day of October, 2024

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

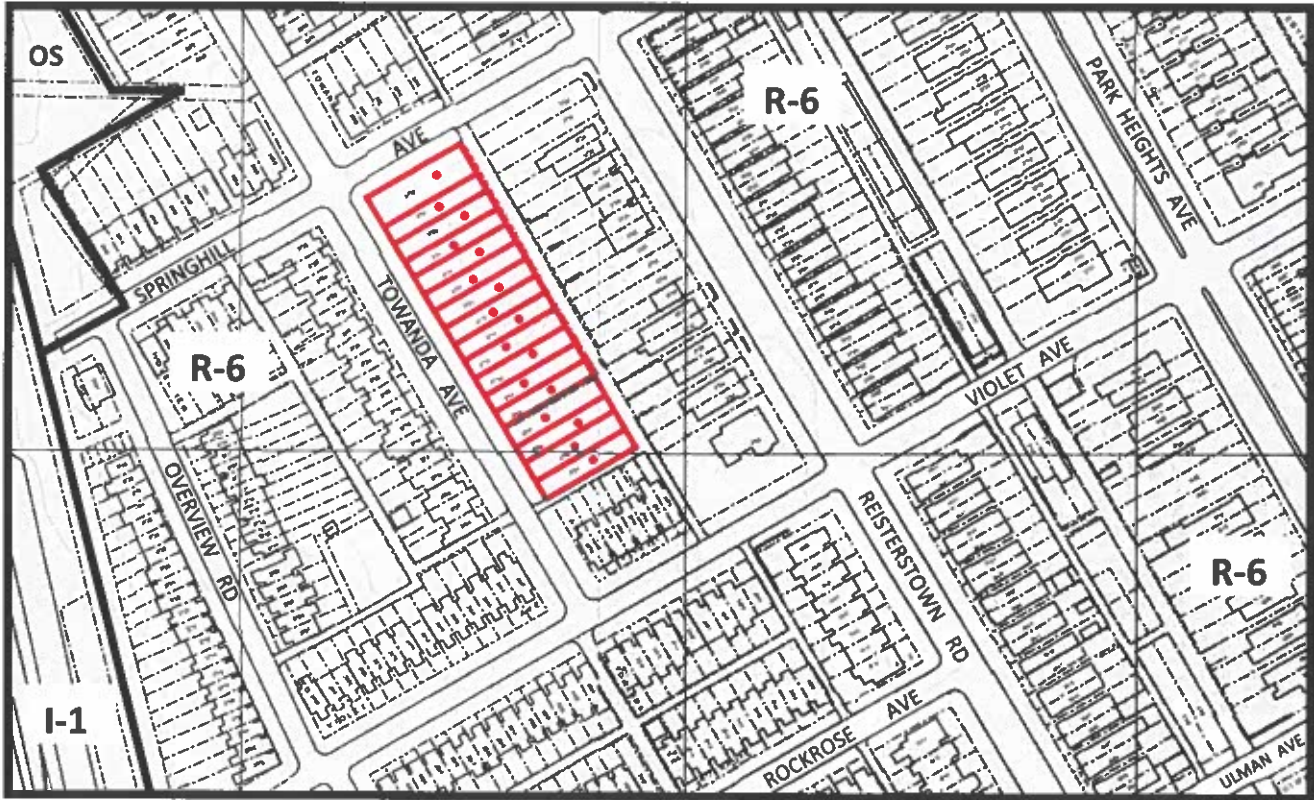
Approved for Form and Legal Sufficiency  
This 18th Day of September, 2024.



\_\_\_\_\_  
Chief Solicitor



SHEET NO. 23 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'

*Brandon A. Scott* 10-2-2024

MAYOR

*[Signature]* 9-16-24

PRESIDENT CITY COUNCIL

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**In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of Those Properties From R-6 Zoning District to C-1 Zoning District, As Outlined In Red On Sheet 1.**

**3701 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 29  
3703 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 30  
3705 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 31  
3707 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 32  
3709 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 33  
3711 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 34  
3713 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 35  
3715 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 36  
3717 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 37  
3719 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 38  
3721 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 39  
3723 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 40  
3725 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 41  
3727 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 42  
3729 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 43  
3731 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 44  
3733 Towanda Avenue Ward 15 Section 31 Block 3176 Lot 45**

Sheet #2



Scale: 1" = 60'

3701-3733 TOWANDA AVENUE

Sheet #3

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