

CITY OF BALTIMORE
ORDINANCE **24-430**
Council Bill 24-0591

Introduced by: Councilmember Porter
At the request of: Baltic Avenue Enterprises, LLC
Address: c/o Drew E. Tildon, Esq.
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, Suite 21st Floor, Baltimore, Maryland 21201
Telephone: (410) 727-6600
Introduced and read first time: September 16, 2024
Assigned to: Ways and Means Committee

Committee Report: Favorable
Council action: Adopted
Read second time: November 4, 2024

AN ORDINANCE CONCERNING

Rezoning – 121 Riverside Road

1
2 FOR the purpose of changing the zoning for the property known as 121 Riverside Road
3 (Block 7027D, Lot 001), as outlined in red on the accompanying plat, from the R-6 Zoning
4 District to the IMU-1 Zoning District; and providing for a special effective date.

5 BY amending

6 Article 32 - Zoning
7 Zoning District Maps
8 Sheet 96
9 Baltimore City Revised Code
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
12 Sheet 96 of the Zoning District Maps is amended by changing from the R-6 Zoning District to
13 the IMU-1 Zoning District the property known as 121 Riverside Road (Block 7027D, Lot 001),
14 as outlined in red on the plat accompanying this Ordinance.

15 **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
16 accompanying plat and in order to give notice to the agencies that administer the City Zoning
17 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
18 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
19 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
20 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
21 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
22 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.

Council Bill 24-0591

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
2 enacted.

Council Bill 24-0591

Certified as duly passed this 18 day of November, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 18 day of November, 2024



Chief Clerk

Approved this 27th day of November, 2024



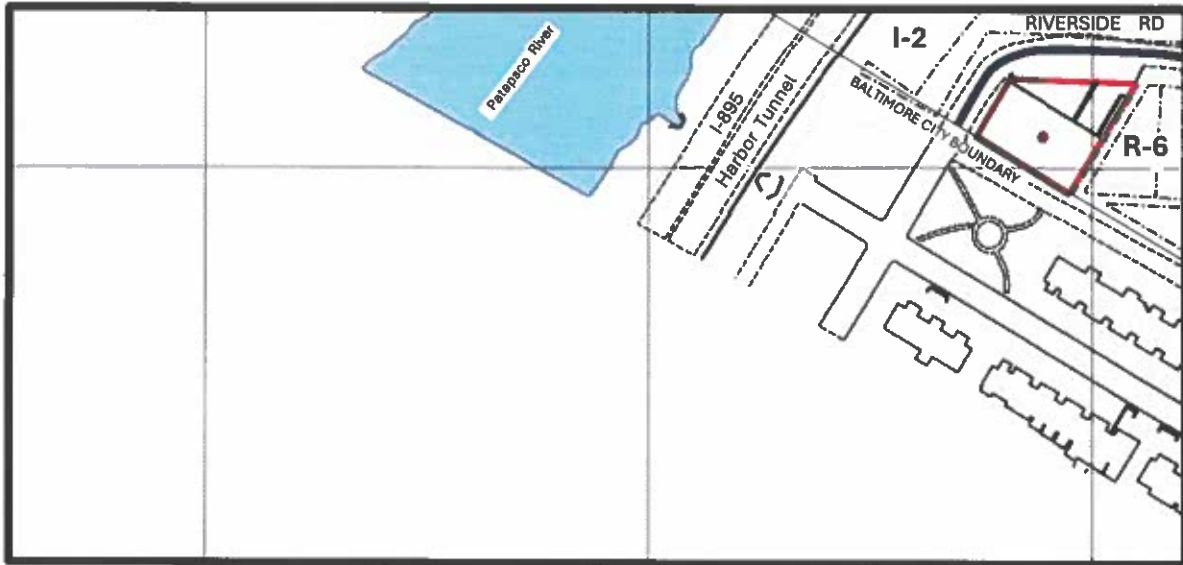
Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 22nd Day of November, 2024.

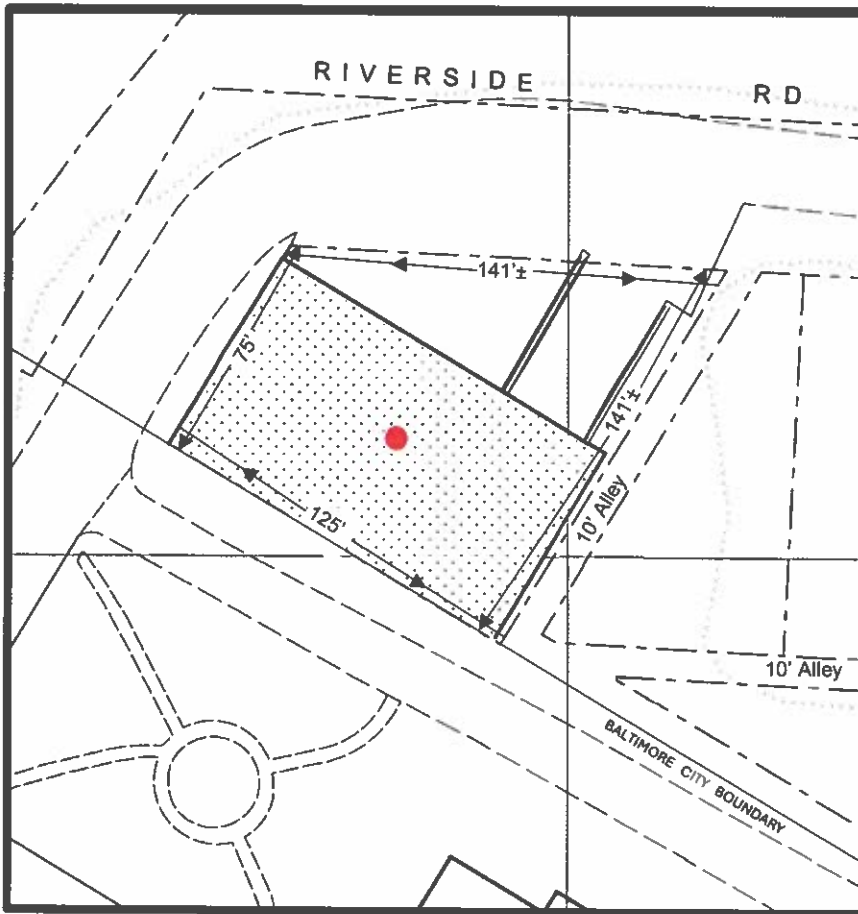


Chief Solicitor

**SHEET NO. 96 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 60'

Note:

In Connection With The Property Known As No. 121 RIVERSIDE ROAD. The Applicant Wishes To Request The Rezoning Of The Aforementioned Property From R-6 Zoning District to IMU-1 Zoning District, As Outlined In Red Above

WARD 25 SECTION 6
BLOCK 7027D LOT 1

Brandon M. Scott 11-27-24

MAYOR

[Signature] 11-18-24

PRESIDENT CITY COUNCIL