



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 21-0087**

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**Rezoning - 100 East 23rd Street, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street, and 2317 Saint Paul Street**

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**Sponsor:** Councilmember Stokes

**Introduced:** May 17, 2021

**Purpose:**

For the purpose of changing the zoning for the properties known as 100 East 23rd Street, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street, and 2317 Saint Paul Street, as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-1 Zoning District.

**Effective:** The 30<sup>th</sup> day after 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	No Objection
Department of Housing and Community Development	No Objection
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed

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## Analysis

### Current Law

Article 32 – Zoning; Zoning District Map Sheet 36. 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 properties known as 100 East 23rd Street, 2300 Saint Paul Street, 2305 Saint Paul Street, 2313 Saint Paul Street, and 2317 Saint Paul Street. The properties are situated in the Old Goucher College National Register Historic District. The area is primarily residential mixed-use and residential, with some scattered institutional and commercial uses.

The properties are currently being used as follows:

- 2300 Saint Paul Street was built in the late 1800s as a campus building for Goucher College and is now occupied by the Maryland Geological Survey.
- 2305 Saint Paul Street is currently a surface parking lot. The structure was demolished in the latter half of the 1900s.
- 2313 Saint Paul Street, a historic landmark known as Goucher House, is home to Alpha Phi Alpha Fraternity Inc.'s national headquarters.
- 2317 Saint Paul Street, the former Federal Land Bank of Baltimore, was redeveloped into loft apartments in 2010.
- 100 East 23rd Street is home to the James E. Hooper House that was recently redeveloped into a space for creative arts uses.

During the Transform Baltimore comprehensive zoning, subject properties retained their office-residential zoning with an updated category of OR-2 that reflected the building typology and use, effective on June 5, 2017.

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

Office-Residential Zoning District – OR-2

OR Office-Residential Zoning Districts are intended for areas where there is a mix of office and residential uses. The regulations for these Districts are designed to ensure that office uses remain compatible with residential uses, thereby permitting the area to maintain a more residential character.

Proposed Zoning District – C-1

The C-1 Neighborhood Business Zoning District is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood.

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**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 21-0087

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