



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 23-0365

Rezoning - 601 through 621 East Biddle Street, 1101 through 1129 Forrest Street, 602 East Chase Street, and 1110 Nursery Place

Sponsor: Councilmember Stokes

Introduced: March 13, 2023

Purpose:

For the purpose of changing the zoning for the properties known as 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, and 621 East Biddle Street, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, and 1129 Forrest Street, 602 East Chase Street, and 1100 Nursery Place (Block 1168, Lots 15 through 42), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 46.

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 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, and 621 East Biddle Street, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, and 1129 Forrest Street, 602 East Chase Street, and 1100 Nursery Place from the R-8 Zoning District to the C-1 Zoning District. The subject properties are located in the greater block bounded by Greenmount Avenue on the east, East Biddle Street on the North, Forrest Street on the west, and East Chase Street on the south, with Nursery Place (a named alley) running north-south through the middle of that block. The properties have all been cleared.

This project area is located within the Johnston Square neighborhood, which is roughly bounded by North Eden Street on the east, East Hoffman Street on the north, I-83 on the west, and East Eager Street on the south. Johnston Square is predominantly townhouse residential in character, with the housing stock primarily built in the 1920s. There are multifamily buildings in the neighborhood, primarily along Greenmount Ave. The neighborhood also has some small-scale commercial uses and is served by two schools, Johnston Square Elementary School and St. Francis Academy. This site is also located within the Johnston Square Urban Renewal Plan area.

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

Current Zoning District – R-8

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.

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.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 23-0365, Zoning Code of Baltimore City.

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