

**CITY OF BALTIMORE
COUNCIL BILL 24-0542
(First Reader)**

Introduced by: Councilmember Middleton

At the request of: AB Associates c/o Chase Hoffberger

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Introduced and read first time: May 16, 2024

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Baltimore Development Corporation, Department of Transportation, Board of Municipal and Zoning Appeals, Parking Authority of Baltimore City

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 3701-3733 Towanda Avenue**

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

6 BY amending

7 Article - Zoning

8 Zoning District Maps

9 Sheet 23

10 Baltimore City Revised Code

11 (Edition 2000)

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

16	3701 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 29
17	3703 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 30
18	3705 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 31
19	3707 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 32
20	3709 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 33
21	3711 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 34
22	3713 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 35
23	3715 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 36
24	3717 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 37
25	3719 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 38
26	3721 Towanda Avenue	Ward 15	Section 31	Block 3176	Lot 39
27	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.

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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 30th day
15 after the date it is enacted.