

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 24-0498**

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Introduced by: Councilmember Ramos  
Introduced and read first time: February 26, 2024  
Assigned to: Economic and Community Development Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: August 26, 2024

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**AN ORDINANCE CONCERNING**

**Rezoning – 3014-3030 Darby Street East; 3021-3039 Elm Avenue;  
800-810 Darby Street South; North Side Darby Street South Adjacent 810 East;  
3000-3012 Darby Street East; and 3003-3019 Elm Avenue**

FOR the purpose of changing the zoning for the properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue , as outlined in red on the accompanying plat, from the R-7 Zoning District to the R-8 Zoning District; and providing for a special effective date.

BY amending

Article - Zoning  
Zoning District Maps  
Sheet 35  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Sheet 35 of the Zoning District Maps is amended by changing from R-7 Zoning District to the R-8 Zoning District the property known as properties known as 3014-3030 Darby Street East; 3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent 810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as further specified below, and as outlined in red on the plat accompanying this Ordinance.

800 Darby Street South Ward 13 Section 12 Block 3504E Lot 1  
802 Darby Street South Ward 13 Section 12 Block 3504E Lot 2  
804 Darby Street South Ward 13 Section 12 Block 3504E Lot 3  
806 Darby Street South Ward 13 Section 12 Block 3504E Lot 4  
808 Darby Street South Ward 13 Section 12 Block 3504E Lot 5  
810 Darby Street South Ward 13 Section 12 Block 3504E Lot 6  
NS Darby St South Adj 810 on East Ward 13 Section 12 Block 3504E Lot 7

**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 3003 Elm Ave Ward 13 Section 12 Block 3504E Lot 8
- 2 3005 Elm Ave Ward 13 Section 12 Block 3504E Lot 9
- 3 3007 Elm Ave Ward 13 Section 12 Block 3504E Lot 10
- 4 3009 Elm Ave Ward 13 Section 12 Block 3504E Lot 11
- 5 3011 Elm Ave Ward 13 Section 12 Block 3504E Lot 12
- 6 3013 Elm Ave Ward 13 Section 12 Block 3504E Lot 13
- 7 3015 Elm Ave Ward 13 Section 12 Block 3504E Lot 14
- 8 3017 Elm Ave Ward 13 Section 12 Block 3504E Lot 15
- 9 3019 Elm Ave Ward 13 Section 12 Block 3504E Lot 16
- 10 3021 Elm Ave Ward 13 Section 12 Block 3504E Lot 17
- 11 3023 Elm Ave Ward 13 Section 12 Block 3504E Lot 18
- 12 3025 Elm Ave Ward 13 Section 12 Block 3504E Lot 19
- 13 3027 Elm Ave Ward 13 Section 12 Block 3504E Lot 20
- 14 3029 Elm Ave Ward 13 Section 12 Block 3504E Lot 21
- 15 3031 Elm Ave Ward 13 Section 12 Block 3504E Lot 22
- 16 3033 Elm Ave Ward 13 Section 12 Block 3504E Lot 23
- 17 3035 Elm Ave Ward 13 Section 12 Block 3504E Lot 24
- 18 3037 Elm Ave Ward 13 Section 12 Block 3504E Lot 25
- 19 3039 Elm Ave Ward 13 Section 12 Block 3504E Lot 26
- 20 3000 Darby Street East South Ward 13 Section 12 Block 3504E Lot 27
- 21 3002 Darby Street East Ward 13 Section 12 Block 3504E Lot 28
- 22 3004 Darby Street East Ward 13 Section 12 Block 3504E Lot 29
- 23 3006 Darby Street East Ward 13 Section 12 Block 3504E Lot 30
- 24 3008 Darby Street East Ward 13 Section 12 Block 3504E Lot 31
- 25 3010 Darby Street East Ward 13 Section 12 Block 3504E Lot 32
- 26 3012 Darby Street East Ward 13 Section 12 Block 3504E Lot 33
- 27 3014 Darby Street East Ward 13 Section 12 Block 3504E Lot 34
- 28 3016 Darby Street East Ward 13 Section 12 Block 3504E Lot 35
- 29 3018 Darby Street East Ward 13 Section 12 Block 3504E Lot 36
- 30 3020 Darby Street East Ward 13 Section 12 Block 3504E Lot 37
- 31 3022 Darby Street East Ward 13 Section 12 Block 3504E Lot 38
- 32 3024 Darby Street East Ward 13 Section 12 Block 3504E Lot 39
- 33 3026 Darby Street East Ward 13 Section 12 Block 3504E Lot 40
- 34 3028 Darby Street East Ward 13 Section 12 Block 3504E Lot 41
- 35 3030 Darby Street East Ward 13 Section 12 Block 3504E Lot 42

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

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

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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



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Mayor, Baltimore City

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

*Elena R. DiPietro*

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Chief Solicitor