

CITY OF BALTIMORE  
ORDINANCE 24 -371  
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  
Committee Report: Favorable  
Council action: Adopted  
Read second time: August 26, 2024

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AN ORDINANCE CONCERNING

1                   **Rezoning – 3014-3030 Darby Street East; 3021-3039 Elm Avenue;**  
2                   **800-810 Darby Street South; North Side Darby Street South Adjacent 810 East;**  
3                   **3000-3012 Darby Street East; and 3003-3019 Elm Avenue**

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

9 BY amending

10 Article - Zoning  
11 Zoning District Maps  
12 Sheet 35  
13 Baltimore City Revised Code  
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**  
16 **Sheet 35 of the Zoning District Maps is amended by changing from R-7 Zoning District to the**  
17 **R-8 Zoning District the property known as properties known as 3014-3030 Darby Street East;**  
18 **3021-3039 Elm Avenue; 800-810 Darby Street South; North Side Darby Street South Adjacent**  
19 **810 East; 3000-3012 Darby Street East; and 3003-3019 Elm Avenue, as further specified below,**  
20 **and as outlined in red on the plat accompanying this Ordinance.**

21                   800 Darby Street South Ward 13 Section 12 Block 3504E Lot 1  
22                   802 Darby Street South Ward 13 Section 12 Block 3504E Lot 2  
23                   804 Darby Street South Ward 13 Section 12 Block 3504E Lot 3  
24                   806 Darby Street South Ward 13 Section 12 Block 3504E Lot 4  
25                   808 Darby Street South Ward 13 Section 12 Block 3504E Lot 5  
26                   810 Darby Street South Ward 13 Section 12 Block 3504E Lot 6  
27                   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

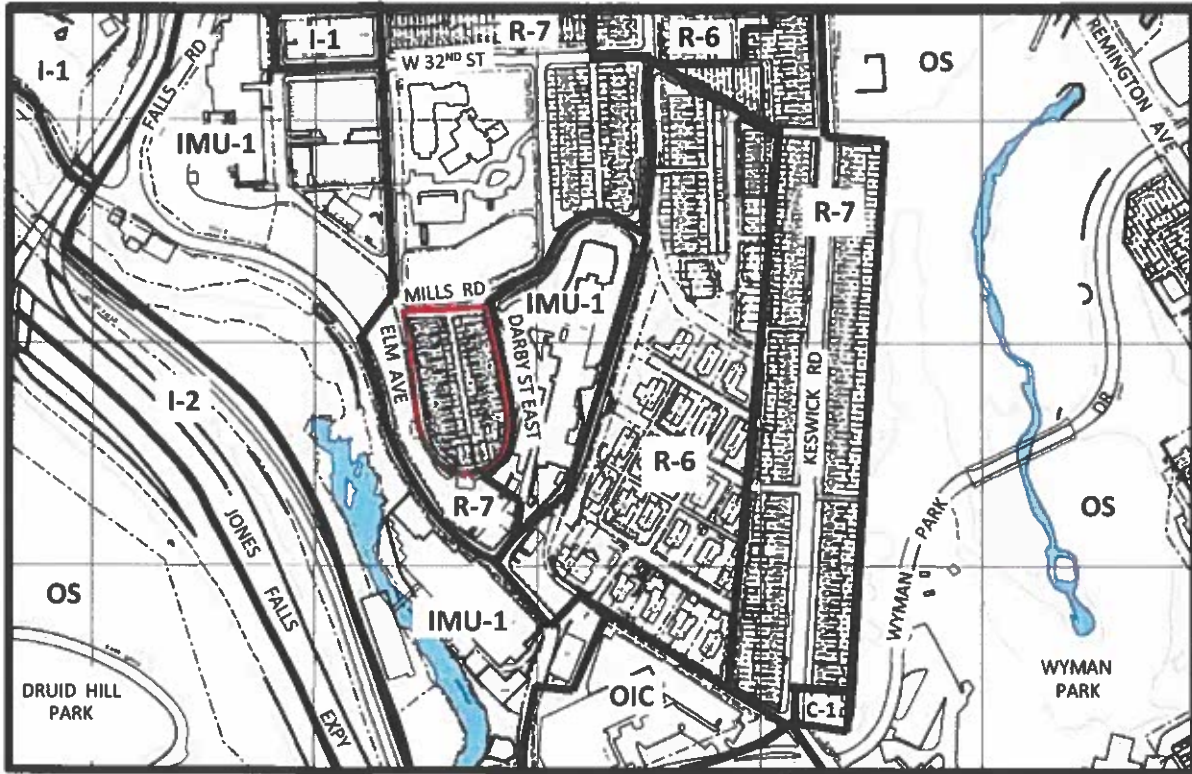
  
\_\_\_\_\_  
Mayor, Baltimore City

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

*Elena R. DiPietro*

\_\_\_\_\_  
Chief Solicitor

**SHEET NO. 35 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 400'

*Brandon A. Scott* 10-2-2024

MAYOR

*[Signature]* 9-16-24

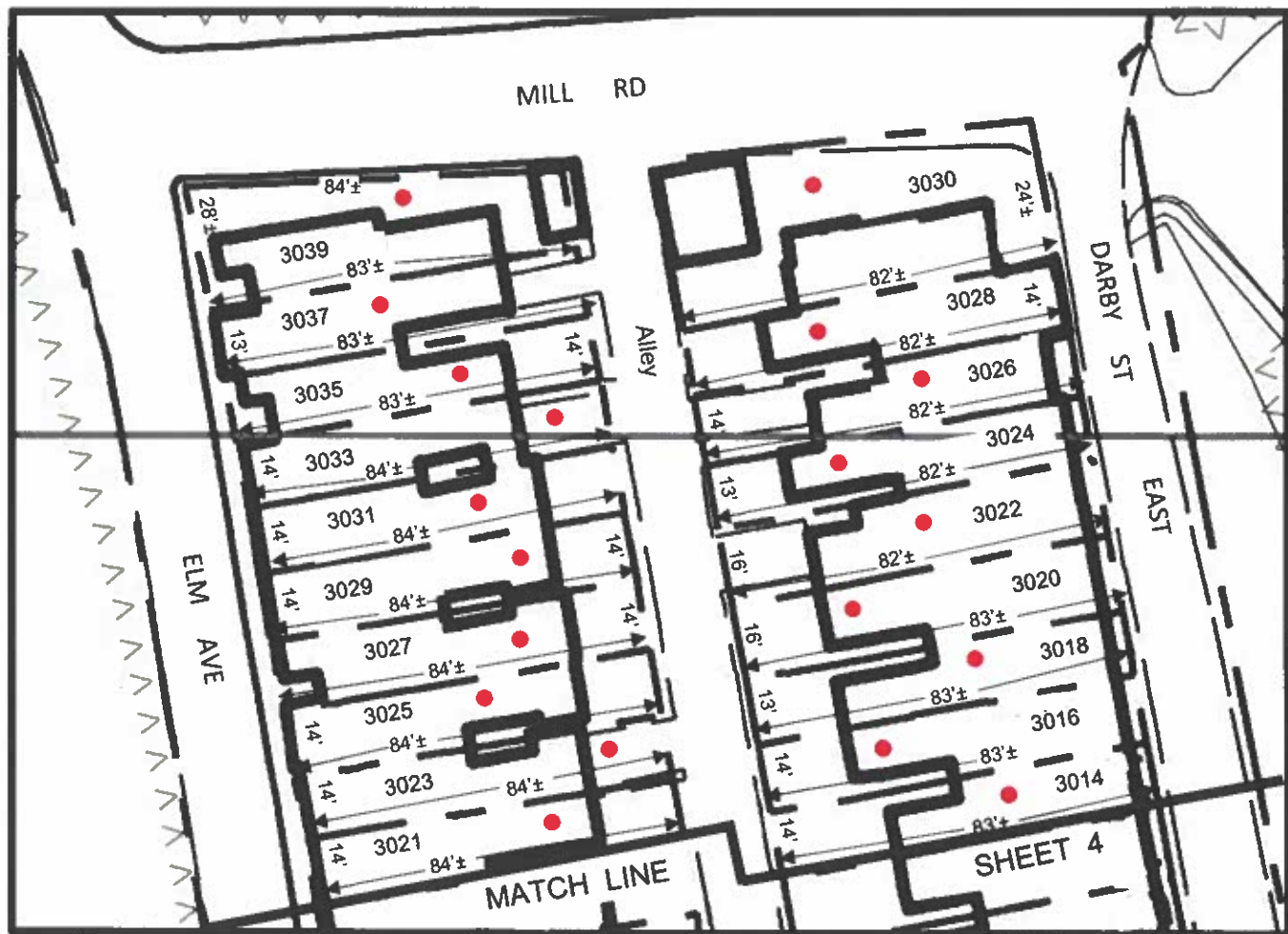
PRESIDENT CITY COUNCIL

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In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of Those Properties From R-7 Zoning District to R-8 Zoning District, As Outlined In Red On Sheet 1.

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  
3003 Elm Ave Ward 13 Section 12 Block 3504E Lot 8  
3005 Elm Ave Ward 13 Section 12 Block 3504E Lot 9  
3007 Elm Ave Ward 13 Section 12 Block 3504E Lot 10  
3009 Elm Ave Ward 13 Section 12 Block 3504E Lot 11  
3011 Elm Ave Ward 13 Section 12 Block 3504E Lot 12  
3013 Elm Ave Ward 13 Section 12 Block 3504E Lot 13  
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3008 Darby Street East Ward 13 Section 12 Block 3504E Lot 31  
3010 Darby Street East Ward 13 Section 12 Block 3504E Lot 32  
3012 Darby Street East Ward 13 Section 12 Block 3504E Lot 33  
3014 Darby Street East Ward 13 Section 12 Block 3504E Lot 34  
3016 Darby Street East Ward 13 Section 12 Block 3504E Lot 35  
3018 Darby Street East Ward 13 Section 12 Block 3504E Lot 36  
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3028 Darby Street East Ward 13 Section 12 Block 3504E Lot 41  
3030 Darby Street East Ward 13 Section 12 Block 3504E Lot 42

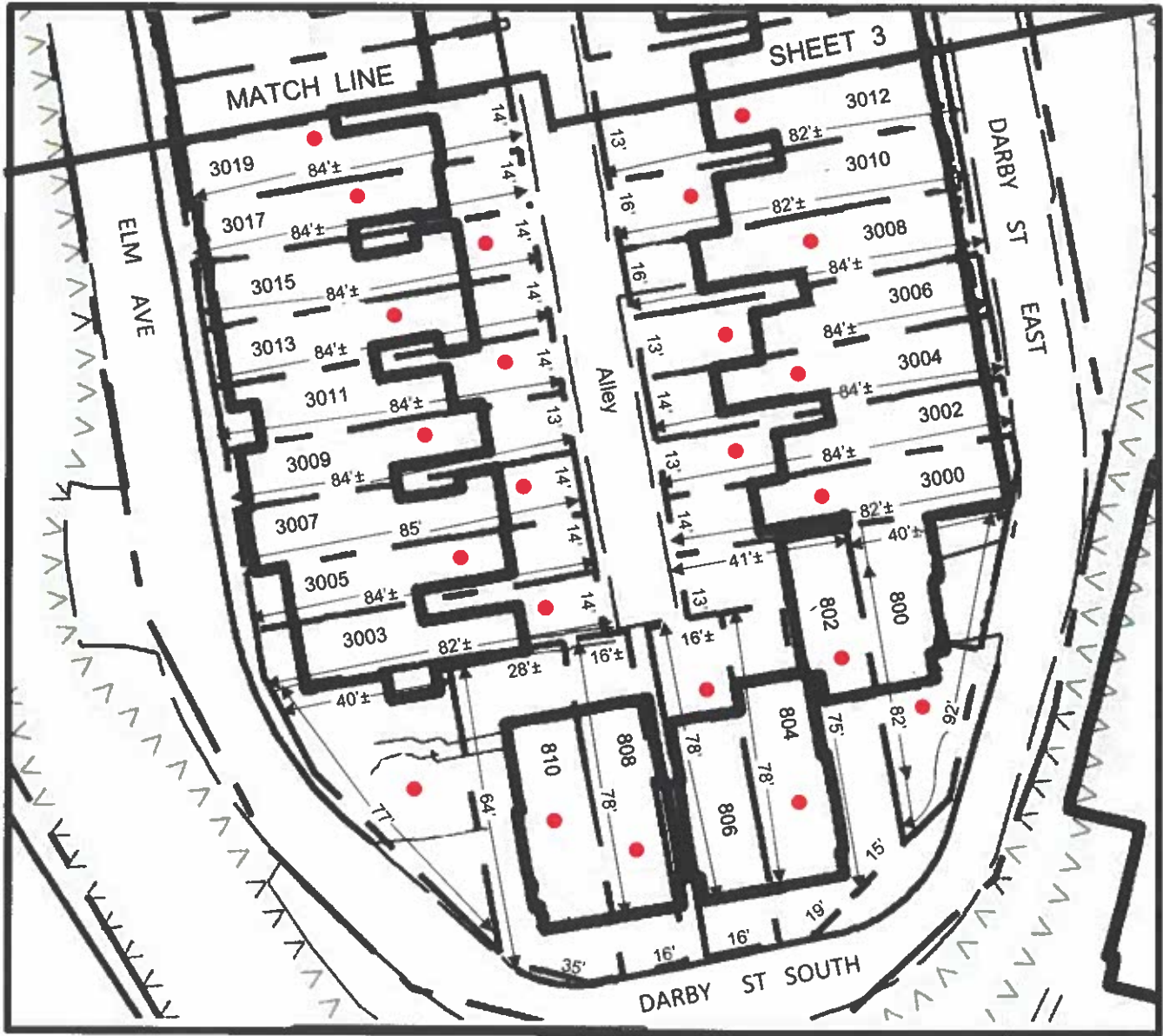
Sheet #2



Scale: 1" = 40'

3014-3030 DARBY STREET EAST  
 3021-3039 ELM AVENUE

Sheet #3



Scale: 1" = 40'

800-810 DARBY STREET SOUTH  
 NS DARBY STREET SOUTH ADJ 810 ON EAST  
 3000-3012 DARBY STREET EAST  
 3003-3019 ELM AVENUE

Sheet #4

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