




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	November 19, 2024
SUBJECT	24-0599 - Zoning - Conditional Use - Crematorium

The Honorable President and
Members of the City Council
City Hall, Room 400

11/19/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0599 Zoning - Conditional Use - Crematorium for the purpose of creating a stand-alone use in the Zoning Code for crematoriums; amending certain related definitions; revising certain zoning tables to include the use “crematorium”; making conforming changes; providing for a special effective date; and generally related to creating the stand-alone use “crematorium” in the Zoning Code.

If enacted, City Council Bill 24-0599 would create a stand-alone use in the zoning code for crematoriums while amending relevant definitions to reflect that change. The Bill would also revise certain zoning tables to include the use “crematorium” and make all necessary conforming changes. If approved, this Bill will take effect on the day of its enactment.

DHCD Analysis

At its regular meeting of November 8, 2024, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that this Bill originated from community opposition to a proposed addition of a crematorium at Vaughn Greene Funeral Services of 4905 York Road. The report also states that much of the opposition from nearby residents was related to concerns around emissions and air pollution, but as individual crematory permits are issued by the Maryland Department of Health, they are not subject to city control. This change to the

zoning code would allow the City to designate where crematoriums are appropriate as such, rather than on a case-by-case basis.

DHCD agrees with the Planning Commission's assessment that a balance must be struck between the needs of crematory businesses and those of nearby residents. This Bill does not have an operational or fiscal impact on DHCD and may provide a useful tool in the appropriate zoning of cremation facilities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0599.