

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
1	10/24/2012	3901 and 4001 Erdman Ave- Block - 4179H Lot – 041and lot 040B 3320- 30 Sinclair Block – 4179H Lot – 059A and lot 060 2501 Edison Highway 4179H Lot – 072	Shopping center received C-2 should be to C-3 (4001 Erdman Ave)		M	Recommend change from C-2 to C-3	Y	Approve Staff recommendation
2	11/6/2012	2 Chancery Sq.	Chancey Sq. - R-1-E to R-2 (SF-SD)		M	Recommend change from R-1-E to R-2	Y	Approve Staff recommendation
3	11/6/2012	426 S. Bouldin St	S Bouldin St questions prefer R-8		M	Recommend change to R-8	Y	Approve Staff recommendation
4	11/6/2012	4623 O'Donnell Street and 1655-57 Highland Ave	request to change from MI to I-2		M	Change to I-2	Y	Approve Staff recommendation
5	11/8/2012	7 Light St. and 215 E. Fayette St.	remove properties from 'TO' sub-district- 7 Light St. and 215 E. Fayette St.		M	Recommend Change to C-5-DC	Y	Approve Staff recommendation
6	11/13/2012	Various Poplar Hill Addresses	Opposition to Rezoning - attached formal letter		M	After reviewing specific sites, recommend 5807 and 5723 Falls Road split zone with uphill side residential, 5901 and 5715 Falls Road change recommendation to OR, and 5909 Fall Road change to C-1-VC all to increase the conformity of existing conditions	Y	Approve Staff recommendation
7	11/14/2012	1800-1818 S Hanover St	possible amendment opposing change from B-2-3 to I-2		M	Ok to change to C-1 permits commercial and residential in scale with neighborhood	Y	Approve Staff recommendation
8	11/14/2012	Butchers hill	S Duncan street (104 S Duncan St. change to OS		M	Change to OS	Y	Approve Staff recommendation
9	11/16/2012	2825 Annapolis Rd	Steel company currently zoned M-3, but being proposed as I-1. Appears to be a mistake as the property is surrounded by I-2, is adjacent to the rail line, and is the only 1-1 parcel in the area.		M	Ok to change to I-2 based on review looks like I-1 was an error	Y	Approve Staff recommendation
10	11/19/2012	Brentwood Ave (multiple)	request for C-1 not OS		M	Yes, Change to C-1 to support commercial corridor	Y	Approve Staff recommendation
11	11/29/2012	2800 blk. of Harview, Clearview and Glendale	MF (2-unit) semi-detached; should stay R-5		M	Yes, keep 2800 block of 2800 blk. of Harview, Clearview and Glendale as R-5. They are all multi-family, semi-detached	Y	Approve Staff recommendation
12	11/29/2012	4601 N Franklinton Road	This property is not park and should not have OS zone		M	yes, Recommend rezone to Residential	Y	Approve Staff recommendation
13	12/3/2012	1749 Gorsuch Ave	Change future distillery to I-MU		M	yes, Change to I-MU	Y	Approve Staff recommendation
14	12/12/2012	2700 block of Shirey Ave (21214)	should keep as R-4 (2705-2715 are all SF-SD)		M	Change to R-4	Y	Approve Staff recommendation
15	12/12/2012	3801 Pinewood	should be R-4		M	Change to R-4	Y	Approve Staff recommendation
16	12/12/2012	3900 Block of Gwynn Oak Ave, east side	should be R-5 (rowhouse block face)		M	Change to R-5	Y	Approve Staff recommendation
17	12/12/2012	3909 Woodbine	mistakenly split zoned R-1 and R-4 at rear, should be R-1		M	Remove split-zone and change to R-1	Y	Approve Staff recommendation
18	12/12/2012	4428 Hamilton	should be R-5 (SF-D 4500 sqft. of lot area)		M	Change to R-5	Y	Approve Staff recommendation
19	12/12/2012	5001 and 5005 Benton Heights Ave	should be R-5 (Two houses completely surrounded by R-5)		M	Change to R-5	Y	Approve Staff recommendation
20	12/12/2012	Block Lot 5128 130	should be R-6 (mapping error)		M	Change to R-6	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
21	12/13/2012	Esther Street Garages	concern about Esther street garages being C-4		M	Based on site review, proximity to residential recommend C-1	Y	Approve Staff recommendation
22	12/18/2012	5701 Rubin and area	concern about duplex units ? Should it be R-5		M	Area is primarily semi-detached homes not duplexes, R-4 is appropriate.	Y	Approve Staff recommendation
23	1/4/2013	1713 and 1727 E Pratt	It had a commercial use and would prefer C-1		M	Recommend Change to C-1	Y	Approve Staff recommendation
24	1/5/2013	2600 Gywnns falls	requests not to be downzoned from B-3 to C-1. Property used to be a gas station, and is now operating as a repair shop		M	Change to C-2	Y	Approve Staff recommendation
25	1/5/2013	3523 Clipper Rd	Request I-MU instead of TOD		M	Change to I-MU to reduce non-conformity	Y	Approve Staff recommendation
26	1/5/2013	4601 Franklinton Road	Property owner lives there, though adjacent to Leakin Park wants R zone not OS		M	Yes, Existing residential, Recommend R-1	Y	Approve Staff recommendation
27	1/6/2013	4-10 S. Central	Opposes changing existing B-3 to R-8 in Jonestown URP		M	Ok - change 4-10 S. Central , 1251-65 E. Fayette Street from R-8 to C-2 consistent with commercial corridor	Y	Approve Staff recommendation
28	1/8/2013	4970 009 - park at NW corner of Charles and Overhill	map correction request - proposed is R-I-D and they want OS		M	Yes, This is existing open space deeded as such, change to OS	Y	Approve Staff recommendation
29	1/9/2013	2000 Block of Charles	change mapping to C-2		M	Ok to Change this block to C-2 given existing uses and forms	Y	Approve Staff recommendation
30	1/17/2013	4111 and 4115 Marx Ave (applies to all of 4100 blk. of Marx Ave, odd side)	MF (2-unit) detached; should stay R-5		M	Change to R-5 to maintain conformity	Y	Approve Staff recommendation
31	1/17/2013	503, 505, 507 E. 28th St	3 contiguous props under common ownership, all used for vehicle storage, one is C-2, the others are R-7. Would like them all to be C-2. I generally agree.		M	Change to C-2 to maintain conformity	Y	Approve Staff recommendation
32	1/22/2013	2400 block of Guilford Avenue	change mapping of 2400 block of Guilford Avenue back to R-6 recommendation		M	Change 2400 Guilford to R-6	Y	Approve Staff recommendation
33	1/24/2013	2100-24 Harford Road	Current zone is B-3-2. Recommended R-7. Wants C-1 because they are the only seven (7) properties in the 2100 block of Harford Road that are zoned Residential and not Business.		M	ok, reviewed this block and surrounding and ok to make change to C-1	Y	Approve Staff recommendation
34	1/24/2013	Downtown	1 south street Block 1348 lot 001		M	Yes, change to C-5-DC	Y	Approve Staff recommendation
35	1/24/2013	Downtown	full block Fayette/ gay/ Baltimore / Holliday		M	Yes, change to C-5-DC	Y	Approve Staff recommendation
36	1/24/2013	Downtown	15 Guilford Ave.		M	Yes, change to C-5-DC	Y	Approve Staff recommendation
37	1/24/2013	Downtown	215 e Fayette		M	Yes, change to C-5-DC	Y	Approve Staff recommendation
38	1/24/2013	Downtown	200-208 e Baltimore		M	Yes, change to C-5-DC	Y	Approve Staff recommendation
39	1/24/2013	Downtown	5-7 light street		M	Yes, change to C-5-DC	Y	Approve Staff recommendation
40	1/24/2013	Downtown	101-115 east Baltimore		M	Yes, change to C-5-DC	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
41	1/24/2013	Downtown	The C-5HS should run down the alley between Eutaw and Howard changing the following to C-5DC: 306 and 320 west franklin, 501 n Eutaw, west of State street in blocks 0577 and 0562, 331 e=west Saratoga, 223 n Eutaw		M	Yes, Support the change requested	Y	Approve Staff recommendation
42	1/24/2013		Centre/park/franklin / Howard		M	Ok to Change to C-5 DC	Y	Approve Staff recommendation
43	1/31/2013		As per discussions w/ Pigtown, all of the Main St (800-900 blocks Wash. Blvd.) should be C-1		M	Change to C-1, consistent with Main street	Y	Approve Staff recommendation
44	2/9/2013	4800 Seton Drive	wants OR not OIC for nursing home		M	Recommend changing property to OR-1 to reduce non-conformity	Y	Approve Staff recommendation
45	2/11/2013	3300 Clipper Mill Rd	3300 Clipper Mill Rd should be I-MU, not I-2, to support adaptive re-use of mill building		M	Change to I-MU	Y	Approve Staff recommendation
46	2/12/2013	2501 West Franklin Street	recommended for I-1		M	Change to C-2	Y	Approve Staff recommendation
47	2/12/2013	3215 Washington Blvd	Recommended for I-1		M	Change to C--2	Y	Approve Staff recommendation
48	2/12/2013	3401 Pulaski Highway	Recommended for i-2		M	Change to C-2	Y	Approve Staff recommendation
49	2/20/2013	320 Saint Dunstan	wants R-1, not R-3 (is disputing our records for her lot size, and will be non-conforming)		M	Change to R-1	Y	Approve Staff recommendation
50	2/21/2013	3815 Wilkens Ave	Request C-2 zone for both properties		M	Change 3815 to C2 to be conforming to existing	Y	Approve Staff recommendation
51	2/21/2013	3300 block of Saint Paul	requests C-1 zone for Tambers restaurant block		M	Yes, consistent with area plans, Change block to C-1	Y	Approve Staff recommendation
52	2/21/2013	3819 Wilkens Ave	Request C-2 zone for both properties		M	Leave 3819 as OR-1 to conform to existing conditions	Y	Approve Staff recommendation
53	2/21/2013	4511-17 and 4529 Harford Road	requests C-2 for large development parcels in Laurelville		M	Change to C-2, given large lots	Y	Approve Staff recommendation
54								
55	2/21/2013		Maps should include zoning for ROW		M	yes, these are technical fixes to the maps that will be completed in the final version	Y	Approve Staff recommendation
56	2/21/2013		Maps should go to harbor Bulkhead line		M	yes, these are technical fixes to the maps that will be completed in the final version	Y	Approve Staff recommendation
57	2/24/2013	2600 N. Charles	Would like IMU rather than C-2		M	Yes, ok with change to I-MU consistent with existing building and area	Y	Approve Staff recommendation
58	2/24/2013	3800 Pulaski	Would like C-4 rather than I-2		M	Yes, ok with change to C-4 consistent with corridor	Y	Approve Staff recommendation
59	2/26/2013	2000 Klomen street	This outdoor power plant should go from I-1 to I-2		M	Yes, recommend change from I-1 to I-2	Y	Approve Staff recommendation
60	2/26/2013	207-209 S. Fremont	change from C-1 to R-8 (now R-9)		M	Yes, ok to change based on existing conditions	Y	Approve Staff recommendation
61	2/26/2013	2425 sidney	change from R-9 to I-1 to match existing use		M	Yes, ok to change based on existing conditions	Y	Approve Staff recommendation
62	2/26/2013	2443 sidney	change from R-9 to I-1 to match existing use		M	Yes, ok to change based on existing conditions	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
63	2/26/2013	337 s fremont	change from R-8 to I-MU (now R-9)		M	Yes, I-MU appears appropriate for these buildings, should consider removal of URP	Y	Approve Staff recommendation
64	2/26/2013	408 E Eager	wants R-8 zoning changed to IMU		M	Yes, OK to change, Industrial type building between jail and residential	Y	Approve Staff recommendation
65	2/26/2013	408 gittings (refers to the rear of 6300 York Rd)	wants 408 gittings to stay residential		M	yes , ok to change and retain split zone along current division, back of lot R-1-E, front of lot C-3	Y	Approve Staff recommendation
66	2/26/2013	512/515 eislen st	zone as OS--owned by MCC (now R-9)		M	Yes, ok to change based on existing conditions	Y	Approve Staff recommendation
67	2/26/2013	610 w conway	zone as OS--owned by MCC (now R-9)		M	Yes, ok to change based on existing conditions	Y	Approve Staff recommendation
68	2/26/2013	641 washington blvd	change from R-8 R-MU to I-MU (now R-9)		M	Yes, ok to change based on existing conditions	Y	Approve Staff recommendation
69	2/26/2013	669-73 melvin dr	change from R-8 to I-MU (now R-9)		M	Yes, I-MU seems appropriate for these buildings, should consider removal of URP	Y	Approve Staff recommendation
70	2/26/2013	700/ 708 E Monument	Change recommended C-1 to IMU		M	ok to change, existing light industry buildings	Y	Approve Staff recommendation
71	2/26/2013	709 Harford	Change recommended C-1 to IMU		M	ok to change, existing light industry buildings	Y	Approve Staff recommendation
72	2/26/2013	730-732 Dover	change from C-1 to R-8 (now R-9)		M	ok to change based on existing conditions	Y	Approve Staff recommendation
73	2/26/2013	900/912 E Monument	Change recommended C-1 to IMU		M	ok to change, existing light industry buildings	Y	Approve Staff recommendation
74	2/26/2013	914/ 924 E Monument	Change recommended C-1 to IMU		M	ok to change, existing light industry buildings	Y	Approve Staff recommendation
75	2/26/2013	926/938 E Monument	Change recommended C-1 to IMU		M	ok to change, existing light industry buildings	Y	Approve Staff recommendation
76	2/27/2013	100 Gorman Ave	Change from IMU to R-8		M	Recommend change to R-8, consistent with current uses and surroundings	Y	Approve Staff recommendation
77	2/27/2013	101 North Warwick	Change from IMU to R-8		M	Recommend change to R-8, consistent with current uses and surroundings	Y	Approve Staff recommendation
78	2/27/2013	110 North Bentalou	Change from IMU to R-8		M	Recommend change to R-8, consistent with current uses and surroundings	Y	Approve Staff recommendation
79	2/27/2013	111 North Wheeler Avenue	Change from IMU to R-8		M	Recommend change to R-8, consistent with current uses and surroundings	Y	Approve Staff recommendation
80	2/27/2013	123 North Warwick	Change from IMU to R-8		M	Recommend change to R-8, consistent with current uses and surroundings	Y	Approve Staff recommendation
81	2/27/2013	21 North Calverton Road	Change from C-2 to R-8		M	Recommend change to R-8, consistent with current uses and surroundings	Y	Approve Staff recommendation
82	2/27/2013	2600-2 Huntingdon Ave; 2601 Miles Ave	Change to C-1, these are legally established office businesses that are currently n/c in R-8. Corner props, too.		M	Change 2600-2 Huntingdon to C-1. Keep R rec for 2601 Miles. It is an undeveloped rowhouse lot.	Y	Approve Staff recommendation
83	2/27/2013	906 Poplar Grove	Change from R-6 to R-8		M	Recommend change to R-8, consistent with current uses and surroundings	Y	Approve Staff recommendation
84	2/27/2013	block lot 2164002, 003, 003B	Change from C-2 to R-8		M	Recommend change to R-8, consistent with current uses and surroundings	Y	Approve Staff recommendation
85	2/27/2013	Block Lot 4976 010A	wants the parking lot of the pharmacy/wine shop to be residential (btwn 195 Gittings and 6242 Bellona)		M	Yes, Business lot remains C-1-VC, parking lot R-1-E	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
86	2/28/2013	1760 Union Ave	I-2 to TOD-2		M	Yes, Vacant building near light rail - It is flood plan and has access issues but TOD zoning makes sense, should include 1750 Union as well	Y	Approve Staff recommendation
87	2/28/2013	500 N Central	Change recommended R-8 to R-10		M	Change is consistent with goals of master plan	Y	Approve Staff recommendation
88	2/28/2013	704/706 Ensor	Change recommended C-1 to IMU		M	Change is consistent with goals of master plan	Y	Approve Staff recommendation
89	3/1/2013	2500 blk of Howard EASTSIDE	Change from C-4 to C-1 since Anderson has vacated parcel		M	Yes, reviewed the building and Mace Street parking and ok with C-1	Y	Approve Staff recommendation
90	3/1/2013	2200-2300 N. Howard EASTSIDE ONLY	Change from C-4 to C-3		M	Upon closer review C-2 would serve this area	Y	Approve Staff recommendation
91	3/1/2013	2200-2400 Maryland Ave eastside	Change from C-1 to OR-1		M	Yes, OR is appropriate for mixed office residential block.	Y	Approve Staff recommendation
92	3/1/2013	2530 N Charles St	Bank of America should be C-2, currently n/c as OR zone		M	ok to Change to C-2	Y	Approve Staff recommendation
93	3/1/2013	2600 blk of Howard WESTSIDE	Change auto uses to I-MU		M	Yes Change 2600 N howard to I-MU	Y	Approve Staff recommendation
94	3/1/2013	2701 and 2715 N. Charles	Keep current OR-2 (Hopkins Press and Red Cross bldgs) instead of C-1		M	Ok to change these buildings wwhich are office to OR-2	Y	Approve Staff recommendation
95	3/1/2013	3200 block of N. Calvert	Change westside of 3200 block of N. Calvert back to R-6 from R-8.		M	Yes, ok with change	Y	Approve Staff recommendation
96	3/1/2013	6210 York Road	Keep zoned R-5 - it is deed-restricted residential		M	Yes, Change back to R-5 per deed restriction	Y	Approve Staff recommendation
97	3/1/2013	Greater Charles Village Area	Change all OR-2 in the greater Charles Village area to OR-1, with exceptions: BCPSS HQ, Seton HS PUD, and Charles/Future Care PUD		M	Ok to Change all OR-2 in the greater Charles Village area to OR-1, with exceptions: BCPSS HQ, Seton HS PUD, and Charles/Future Care PUD, Hopkins Press and Red Cross bldg.	Y	Approve Staff recommendation
98	3/1/2013	Unit blk W. 24th St	Change from C-1 to OR-1		M	Yes, OR is appropriate for mixed office residential block.	Y	Approve Staff recommendation
99	3/4/2013	100 blk E 25th	Requesting R-8 for block bounded by Hargrove Alley, Ware St, Calvert St and E 25th - all residential props with large setback, no offices/commercial		M	Change block bounded by Hargrove Alley, Ware St, Calvert St and E 25th to R-8 - consistent with props immediately adjacent to the south	Y	Approve Staff recommendation
100	3/5/2013	3925 Conduit Ave, 3901 Conduit Ave and 3900 Cairnes Lane	Currently B-3, recommended for R-6, appears as if I-1 is more appropriate		M	Yes but change recommendation from R-6 to I-1	Y	Approve Staff recommendation
101	3/5/2013	1110-1112 Race Street	Request change from I-MU to OR-2 to retain residential density		M	Yes, ok with OR-2 given area as a transition	Y	Approve Staff recommendation
102	3/5/2013	2100-2200 Edmondson and 2245-49	recommend changing from TOD to C-1		M	C-1 is consistent with West. Balto MARC plan	Y	Approve Staff recommendation
103	3/5/2013	2701 West franklin	should be I-1 since it will be used for maintenance yard		M	Yes, change from TOD to I-1	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
104	3/5/2013	300-408 N. Franklinton road	Currently B-1 though mostly residential, recommended for TOD should be R-8		M	Yes, Recommend this area change to R-8 consistent with existing area	Y	Approve Staff recommendation
105	3/5/2013	5600 Lombard stret	Bayview -TOD should have TOD 4		M	Agree, this is the Redline and MARC station area	Y	Approve Staff recommendation
106	3/5/2013	Block 4820E, Lot 021	This 12 acre site in Poplar Hill would like R-6		M	upon careful review staff is recommending that the existing split zone of the property be retained and the western portion retain R-6 and the eastern portion change to R-1-A	Y	Approve Staff recommendation
107	3/5/2013	parcels around new amtrak station	Change from TOD-2 to TOD -4		M	Yes, consistent with PUD	Y	Approve Staff recommendation
108	3/5/2013	Various bio-park want BSC	811-33 West Fayette, MLK Gateway properties, 901-05 and 915-21 West Baltimore, 8-14 Poppleton745 West Fayette and 5-23 N. Fremont change to BSC consistent with PUD and area		M	This change is consistent with area plan and existing PUD	Y	Approve Staff recommendation
109	3/5/2013	501-13 Poplar Grove	Change back to R-7		M	yes, change back to R-7 consistent with existing houses	Y	Approve Staff recommendation
110	3/6/2013	101 and 117 W. Cross—OR-1	101 and 117 W. Cross Change to OR 1		M	Yes , ok reviewed area more carefully OR-1 ok	Y	Approve Staff recommendation
111	3/6/2013	1208-24 E. Baltimore Street			M	Change existing buildings to C-1 consistent with the rest of the block	Y	Approve Staff recommendation
112	3/6/2013	Block bounded by Ostend, Sharp, West, Leadenhall 184 W. Ostend and 1201 Sharp and 175 West Ostend	Block bounded by Ostend, Sharp, West, Leadenhall 184 W. Ostend and 1201 Sharp and 175 West Ostend - change to I-MU		M	ok reviewed area more carefully	Y	Approve Staff recommendation
113	3/6/2013	Maryland General Hospital	wants H zoning extended to include the 6 properties at the north end of block 0501		M	yes, H zone is consistent with area	Y	Approve Staff recommendation
114	3/6/2013		139 -TOD 4 (vacant Himmelrich land)		M	ok, Re-reviewed this area given Light rail station	Y	Approve Staff recommendation
115	3/6/2013		137 ½ (loft building behind new towns)-TOD 1,		M	ok, Re-reviewed this area given Light rail station	Y	Approve Staff recommendation
116	3/6/2013	110-1112 Race, 1135 Leadenhall and 138 W. West	request OR-2		M	ok reviewed area more carefully	Y	Approve Staff recommendation
117	3/6/2013		1220 Race and 150 W Ostend—TOD 1		M	ok, Re-reviewed this area given Light rail station	Y	Approve Staff recommendation
118	3/6/2013		1203 and 1223 Leadenhall—TOD 3		M	ok, Re-reviewed this area given Light rail station	Y	Approve Staff recommendation
119	3/7/2013	108 E. West Street (Holy Cross)	R-8 (Existing) to R-8 (Proposed) would like C-1		M	Yes, change to C-1 consistent with adjacent commercial corridor	Y	Approve Staff recommendation
120	3/7/2013	1206 Ridgley	1206 Ridgley St be changed to IMU from I-1		M	Yes, both 1204 and 1206 are more appropriate for I-MU	Y	Approve Staff recommendation
121	3/7/2013	3615 Harford Road	R-3 (Existing) to R-3 (Proposed) would like R-5 or R-6		M	Yes, consistent with adjoining R-5 along Chesterfield	Y	Approve Staff recommendation
122	3/7/2013	4712 Club Rd - Baltimore Country Club	the Club supports Plannings Recommendation of R-1-E		M	Letter consistent with Staff recommendation	Y	Approve Staff recommendation
123	3/7/2013	5500 York Road	B-2 (Existing) to R-3 (Proposed)		M	Yes, this property has existing commercial zoning and is on the comercial corridor therefore C-1 is ok	Y	Approve Staff recommendation
124	3/7/2013	Block Lots 5088 051, 5088 036 and 5088 036	Garage lots mistakenly zoned R-5, should be R-1, the same as the residential lots they belong to		M	yes, minor correction for consistency	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
125	3/8/2013	1401 Eastern Ave	garage, should not be I-MU		M	Yes, change to C-2	Y	Approve Staff recommendation
126	3/8/2013	515 to 529 South Caroline Street	vacant lots should not be I-MU		M	Yes, Change from I-MU to R-8	Y	Approve Staff recommendation
127	3/11/2013	Verizon - 110 E. 25th St	Recommends removing the R-MU overlay or clarify overlay does not restrict base uses.		M	Yes, clarify that the overlay does not prohibit utilities	Y	Approve Staff recommendation
128	3/11/2013	Verizon - 2815 Druid Park Drive	opposed to recommendation for 2 verizon locations		M	Yes, an be rezoned I-1 to permit motor vehicle uses ,c onsistent with adjacent area.	Y	Approve Staff recommendation
129	3/12/2013	1202, 4, 6, 8, 10 W Franklin	TOD-1 for this block next to proposed Red Line station		M	OK to change to TOD-1	Y	Approve Staff recommendation
130	3/12/2013	1306, 8, 10, 12, W. Franklin	TOD-1 for this block next to proposed Red Line station		M	OK to change to TOD-1	Y	Approve Staff recommendation
131	3/12/2013	500 N. Carrollton St.	TOD-1 for this block next to proposed Red Line station		M	OK to change to TOD-1	Y	Approve Staff recommendation
132	3/12/2013	500-542 N. Carey St.	TOD-1 for this block next to proposed Red Line station		M	OK to change to TOD-1	Y	Approve Staff recommendation
133	3/12/2013	501 N. Calhoun St.	TOD-1 for this block next to proposed Red Line station		M	OK to change to TOD-1	Y	Approve Staff recommendation
134	3/12/2013	501-545 N. Carey St.	TOD-1 for this block next to proposed Red Line station		M	OK to change to TOD-1	Y	Approve Staff recommendation
135	3/18/2013	218-36 E 25th St; 219-237 E 25th St; 300-330 E 2th St; 301-315 E 25th St	Remove R-MU overlay		M	Upon re-review these addreses do not need the overlay they meet the underlying zoning in use and construction	Y	Approve Staff recommendation
136	3/18/2013	4100 Oakford Ave	mapped to R-2 and should have been R-1 similar to remainder of the block		M	yes, change to R-1	Y	Approve Staff recommendation
137	3/18/2013	east side of 2200-2300 blks N Howard St	Change from C-4 to C-2		M	Upon careful review these businesses meet the C-2 better then C-4 zone	Y	Approve Staff recommendation
138	3/18/2013	east side of 3200 blk Saint Paul St	Change from R-8 to C-1		M	Reviewed and R-8 appears to be an error and should be C-1	Y	Approve Staff recommendation
139	3/19/2013	139 W Ostend st; 175 W. Ostend, 1201 Sharp, 333 W. Ostend,	request for TOD-4 (139 W Ostend) & I-MU (for the remaining properties listed)		M	ok for these sites near light rail	Y	Approve Staff recommendation
140	3/18/2021	211-15 Stockholm street	this is currently zoned M-2, recommended I-1 but has more reuse potential as I-MU		M	ok as I-MU	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
141	11/8/2012	601 S Haven St	consider property for TOD-2 or I-MU		M	Change at this time is premature, existing industry there.	N	Approve Staff recommendation
142	11/19/2012	910 Poplar Grove	Request to change to C-1 so they can do a carryout		M	No - they are currently R-6 as are the properties on either side of them and should remain R-6. Carry-out is not allowed under their current zoning and not appropriate here.	N	Approve Staff recommendation
143	11/26/2012	2735 Huntingdon Ave	2733-2743 Huntingdon Avenue would be better served by rezoning these properties to OR-2 or R-7-R-MU		M	No - this is one an area of established rowhouses	N	Approve Staff recommendation
144	11/28/2012	3700 Taylor Ave	headstone biz should stay R-3		M	No - OS appears correct	N	Approve Staff recommendation
145	12/4/2012	1707 Wilmington Ave	concern about zoning for		M	No, This area is predominantly residential and zoning should be residentially zoned	N	Approve Staff recommendation
146	12/7/2012	5702 Stony Run	changed their mind about headmaster house - wants EC (community wants R-1-E)		M	keep R-1-E recommendation (it's a single-family house)	N	Approve Staff recommendation
147	1/2/2013	various addresses, Block 3834 lots 022A, 022B, 049, 049A, 049C, 050, 050A and 051	concern about property not being changed from res to commercial		M	Leave as R the auto use should be phased out in a residential area	N	IMU
148	1/6/2013	1302 Key Highway	currently has B-2-4 and recommended for C-1, would like C-2		M	This property should remain C-1 consistent with corridor and existing height limit of URP	N	Approve Staff recommendation
149	1/10/2013	Conway/Sharp/Barre in Otterbein	Wants this area to be zoned from R-8 to C-5 DC		M	This is an exclusively residential area it is premature to change zoning.	N	Approve Staff recommendation
150	1/21/2013	2030 Aliceanna	wants C-2		M	C-1 appears to be appropriate zone	N	Approve Staff recommendation
151	1/24/2013	104 S. Broadway	Request 100 block of South Broadway south to the waterfront should be C-2 to be consistent with the 2006-7 re-zoning that removed the Urban Renewal Plans		M	not recommending this change, not appropriate for Broadway corridor	N	Approve Staff recommendation
152	1/24/2013	6407 Belair Road	Wants C-2 because she is having difficulty finding a tenant that would comply with C-1.		M	Keep C-1 recommendation, consistent with area	N	Approve Staff recommendation
153	1/31/2013	3631 Keswick	Royal Farms concern about zoning		M	The Royal Farms and its main parking lot are a single parcel (3635), and that parcel is zoned C-1. Then there are two R-7 rowhouse parcels that they are using for parking, too (3631 and 3633). 3631 and 3633 Keswick should be rezoned from R-7 to C-1. They do have a conditional use ordinance from the City Council to use these parcels for off-street parking.	N	C-1
154	2/14/2013	Verizon- 1801 E. Fayette Street	Verizon buildings in residential zones		M	No Change recommended- not needed for Verizon	N	Approve Staff recommendation
155	2/14/2013	Verizon- 1915 Madison Avenue	Verizon buildings in residential zones		M	No Change recommended- not needed for Verizon	N	Approve Staff recommendation
156	2/14/2013	Verizon- 214 E. 31st Street	Verizon buildings in residential zones		M	No Change recommended- not needed for Verizon	N	Approve Staff recommendation
157	2/14/2013	Verizon- 2929 Bayonne Avenue	Verizon buildings in residential zones		M	No Change recommended- not needed for Verizon	N	Approve Staff recommendation
158	2/14/2013	Verizon- 3915 West Coldspring lane	Verizon buildings in residential zones		M	No Change recommended- not needed for Verizon	N	Approve Staff recommendation
159	2/19/2013	former ice rink	would like a theatre		M	Theatre would be a conditional use in that zone	N	Approve Staff recommendation



**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
160	2/21/2013	4501 The Alameda	C-2 in lieu of R-5 as currently proposed		M	no , this would be a big change in a residential area	N	Approve Staff recommendation
161	2/24/2013	2054 East federal	wants commercial zoning		M	No, Reviewed and not okay with change owner can use Neighborhood Conditional use for future commercial uses	N	Approve Staff recommendation
162	2/24/2013	Brewers Hill	wants all the properties to be TOD -4		M	Most of the area is TOD and uncertain where it should increse	N	Approve Staff recommendation
163	2/26/2013	612 washington	change from R-9 to R-8 R-MU (now R-9)		M	No change - R-9 is appropiate re-use for this exsiing building	N	Approve Staff recommendation
164	2/21/2013	900 North Ave. / 2000 Linden Ave	wants both properties C-2		M	C-1 appears is appropriate zone	N	Approve Staff recommendation
165	2/26/2013	633 portland	change from R-8 to C-1 (now R-9)		M	This is an R-8 area and should remain as such, NC will address storefronts	N	Approve Staff recommendation
166	2/27/2013	1111 Light St	Change from split C-1/R-8 to C-2		M	No, C-1 and R-8 appear to be correct zone for this area and we believe 18-405 handles the concerns for existing non-conforming builings	N	Approve Staff recommendation
167	2/27/2013	4001 Roland Ave (Roland Park Place)	Change from R-5 to C-1		M	No, we do not recommend commercial zoning for this former church, the neighborhood commercila conditonal use will allow much reuse flexibility	N	Approve Staff recommendation
168	2/27/2013	403-27 N Washington St	prefer OR-2 instead of OR-1		M	No, OR-1 appears to be correct zone for that area, backing to rowhouses. Existing project would be non-conforming	N	Approve Staff recommendation
169	2/27/2013	5211-13 Windsor Mill / 5205-07 Muth Ave	Change both from R-4 to C-2		M	R-4 Appears to be correct zone for these existing houses, poor repair is no reason for commercial zoning.	N	Approve Staff recommendation
170	2/27/2013	6107,6109,6205 York Road	Change from R-3 to R-5		M	Do not recommend change at this time	N	Approve Staff recommendation
171	2/28/2013	1770-1800 Union Ave	I-2 to I-MU		M	No, Appear to be active I-1 uses and recommend they be zoned I-1	N	Approve Staff recommendation
172	2/28/2013	4701-19 Falls Road	4701-19 falls road would like R-3 with D-MU ratehr then R-5		M	No, Does not meet the criteria for R-3	N	Approve Staff recommendation
173	3/1/2013	2400 blk St. Paul south of Ware St	Change from C-1 to OR-1		M	No, C-1 reflects character of the area.	N	Approve Staff recommendation
174	3/1/2013	25th St. East of Greenmount	Change C-4 to I-MU		M	No, keep C-4. This is where we want auto uses consolidated. Part of CHM URP.	N	Approve Staff recommendation
175	3/1/2013	2600 block of Maryland	Change 2600 blk of Maryland from OR to R-8 "to encourage the removal of old abandoned commercial buildings and to require rebuilding to be residential"		M	No, creates too much non-conformity	N	Approve Staff recommendation
176	3/1/2013	2700 blk N. Charles	Change to R-8 from OR		M	No, this would create too much non-conformity OR is appropriate for mixed office residential block.	N	Approve Staff recommendation
177	3/1/2013	3100 blks of Abell and Barclay	Change to R-6 or R-7 to prevent conversions		M	No, this would create a high degree of non-conformity and most houses are too small to convert	N	Approve Staff recommendation
178	3/1/2013	JHU props on N. Charles	Change to EC-2 (this request came from CVCA, not JHU)		M	No, EC-2 is intended for areas truly part of the campus this is more mixed and the University is not interested here	N	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
179	3/4/2013	1700-1800 Saint Paul	R-8 instead of OR-1		M	No, Keep OR-1 recommendation, a change would create too much non-conformity across from the train station	N	Approve Staff recommendation
180	3/6/2013	306-08 S Highland ave	resending letter opposing the R-8 zoning - his letter is on the website		M	No, block is residential and property is well served with Neighborhood commercial conditional use	N	Approve Staff recommendation
181	3/6/2013	411 Lyman	Would like OR-1 though existing is a house		M	No, existing home and should remain as such	N	Approve Staff recommendation
182	3/6/2013	4611 & 4621 harford rd; 5864F018A; & 601 Homestead St	requesting C-3 instead of proposed C-2		M	No, C-2 consistent with the corridor and the approved master plan	N	Approve Staff recommendation
183	3/7/2013	1546 N. Fremont Avenue	B-2 (Existing) to R-8 (Proposed)		M	No, 1546 N. Fremont Avenue everything west of Pennsylvania/Fremont in this area has residential zoning and area plan is to concentrate the commercial	N	Approve Staff recommendation
184	3/7/2013	2201 Greenmount Avenue,	R-8 (Existing) to R-8 (Proposed) would like C-1		M	No, R-8 is appriate and Neighborhood commercial provides for variety of uses	N	Approve Staff recommendation
185	3/7/2013	2801 N. Charles	R-8 (Existing) to R-8 (Proposed) would like OR-2		M	No, residential area R-8 is appropriate	N	Approve Staff recommendation
186	3/7/2013	3600 Claremont Street, a/k/a 201 S. Conkling Street (Our Lady of Pompei)	R-8 (Existing) to R-8 (Proposed) would like C-1		M	No, residential area R-8 is appropriate	N	Approve Staff recommendation
187	3/7/2013	3803 4 <sup>th</sup> Street (St. Rose of Lima)	R-4 (Existing) to R-3 (Proposed)		M	No, 3804 4 <sup>th</sup> is in the heart of residential Brooklyn where commercial is absolutely not appropriate	N	Approve Staff recommendation
188	3/7/2013	3901 Dillon St	requesting TOD-4, not I-1		M	No, current use is industrial and we wouldn't want to do anything to harm their ability to finance continuing their operations.	N	TOD-2
189	3/7/2013	4414 Frankford Avenue	R-4 (Existing) to R-4 (Proposed) would like C-2		M	No, this is a very large lot and adjacent to residential, premature to rezone to commercial	N	Approve Staff recommendation
190	3/7/2013	4502 Park Heights Avenue	R-6 (Existing) to R-6 (Proposed) would like C-2		M	No, residential area R-6 is appropriate	N	Approve Staff recommendation
191	3/7/2013	5200 N. Charles Street	General comment on churches and schools as conditional in low density zones.		M	No, R-1-B appears to be appropriate zoning for this property	N	Approve Staff recommendation
192	3/7/2013	5800 Smith Ave	R-1 (Existing) to R-1 (Proposed) would like OR or C-1		M	No, this is a very large lot and adjacent to residential, premature to rezone to commercial	N	Approve Staff recommendation
193	3/7/2013	806 Cherry Hill Road (St. Veronica)	R-6 (Existing) to R-6 (Proposed) would prefer C-2		M	No, residential area R-6 is appropriate	N	Approve Staff recommendation
194	3/12/2013	Jefferson Court (1900 blk orleans)	would prefer C-2, instead of the proposed R-8		M	No, the C-2 zone would not be consistent with exiting residential	N	Approve Staff recommendation
195	3/18/2013	1248 Hargrest Lane	Currently M-3 recommended for I-1 wants I-2		M	No, this business is surrounded by residential existing use may stay but does not seem appropriate for heavy industry with outdoor uses.	N	Approve Staff recommendation
196	1/5/2013	Baltimore Country Club	Baltimore Country Club properties be re-zoned R-1-D or R-1-C;		M	Given the nature of site and street frontage on Falls Road, recommend keeping existing recommendation of R-1-E	N	Approve Staff recommendation
197	11/9/2012	200 n. monastery	liquor store		M- AODR	No this area is residential in character	N	Approve Staff recommendation
198	12/13/2012	2300 Fleet	2300 Fleet - want to keep liquor store with commercial zoning		M-AODR	No this area is residential in character	N	Approve Staff recommendation
199	1/10/2013	1 North Abingdon	Wants to be commercially zoned, was B-1 would like C-1		M-AODR	No this area is residential in character	N	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
200	1/10/2013	Kay's liquor	Kay's Liquor at Biddle and Middleton Avenue gives back to the community. Korean business owners are not represented on the Planning Commission		M-AODR	No this area is residential in character	N	Approve Staff recommendation
201	2/26/2013	633 washingont blvd	change from R-8 R-MU to C-1 (now R-9)		M-AODR	no C-1 in the middle of the block--recommended to protect liquor sales only	N	Approve Staff recommendation
202	3/1/2013	2941 N. Calvert	Change to C-1, established business property		M-AODR	No, this is clearly a residential area	N	Approve Staff recommendation
203	3/18/2013	2048 Wilkens Ave	Currently R-8 and recommended to stay R-8, has non-conforming liquor store and would like to stay		M-AODR	No, residential area R-8 is appropriate	N	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
204	11/8/2012	minor correction	looking for Fig. 9-506e - rooftop decks	9	T	Correct the error here	Y	Approve Staff recommendation
205	11/29/2012	Health Care facilities	restrict size of medical clinic in C-1		T	The correct title is health care facilities and recommend that in the R-MU, C-1 and OR1 these facilities less than 2000 sqft. be permitted and greater than 2000 sqft feet conditional	Y	Approve Staff recommendation
206	11/29/2012		Permit rental cars in C-1 and 2		T	Ok to add to C-1 as long as use is entirely inside the building, already allowed that way in C-2	Y	Approve Staff recommendation
207	12/7/2012		prohibit new primary use surface parking lots in Mount Vernon (see area definition used in 15-504)	15-504	T	This recommendation would be consistent with the area plan and Historic District, Add map referred to in 15-405 to the prohibition on new surface lots	Y	Approve Staff recommendation
208	12/7/2012		Remove or reduce residential density requirements for new construction only so there is sufficient density to build up to the height limits with 100% residential use (height limits from current URP/CHAP documents exceed underlying zoning in Mount Vernon per 15-504)	15-504	T	OK make the change, details need further review	Y	Approve Staff recommendation
209	12/14/2012	comment on formstone	does not want formstone banned		T	remove Formstone as prohibited material	Y	Approve Staff recommendation
210	12/19/2012		Community Corrections (residential)		T	Create new use in Community Correction and make conditional in C-3 through 5 and I zones	Y	Approve Staff recommendation
211	12/28/2012		Edit §4-204(B)(1) to read: NO PERMITS HAVE BEEN ISSUED; AND	4	T	correct - minor	Y	Approve Staff recommendation
212	12/28/2012		Add C-1-VC to §16-601(B)	16	T	correct - minor	Y	Approve Staff recommendation
213	12/28/2012		Edit §16-602 to remove reference to compact spaces. Replace with "alternate dimensions" or the like. I have a concern that this could be interpreted to allow smaller spaces than we like from ITE standards.	16	T	correct - minor	Y	Approve Staff recommendation
214	12/28/2012		Table 10-401 footnote 1 refers to §10-403(f) that doesn't exist in text, for special building height provisions	10	T	correct - minor	Y	Approve Staff recommendation
215	1/5/2013		requests the following changes: restaurants to be a conditional use in C-1-VC	10	T	Recommend changing Restaurants to conditional use in C-1- VC	Y	Approve Staff recommendation
216	1/8/2013	1520 Caton Ave.	would like technical/commercial schools permitted in OIC	11	T	Add Technical Schools to permitted in OIC	Y	Approve Staff recommendation
217	1/9/2013	Charles North	removing the 15 foot rear set back in TOD-4	12	T	ok, remove rear setback in TOD 3 and 4	Y	Approve Staff recommendation
218	1/9/2013	Charles North	adding TV and radio broadcasting in C-2 districts	10	T	ok as conditional	Y	Approve Staff recommendation
219	1/11/2013	BDC	There are no parking requirements in the C1 district, including for Places of Worship, Residential Care Facilities, Cultural Facilities, etc. We recommend including some parking requirements for these uses.		T	Yes, Recommend in C-1 limiting parking exemption to restaurants, retail goods, personal services, financial institutions, carry-outs and the first three dwelling units	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
220	1/11/2013	BDC	5-803(B)(1) and (2) – B1 indicates that the Zoning Administrator has 30 days to review and render a written decision, not 35. decision on a request for a zoning interpretation, but B2 indicates that the time period is 35 days. This seems inconsistent.	5	T	yes, correct as noted	Y	Approve Staff recommendation
221	1/11/2013	BDC	Can we also add festivals, block parties, sidewalk sales, wine or beer tastings, and pop-up art shows (both visual and performing arts)?	14-401	T	Yes, either add the uses uses or delete 14-401 C and reworked to add food trucks, also expand the ZA authority on uses not listed	Y	Approve Staff recommendation
222	1/11/2013	BDC	15-509 – This section deals with outdoor display of merchandise. We recommend putting some parameters on outdoor display of tires, mattresses, and used furniture and appliances.	15-509	T	Prohibit outdoor display of tires, mattresses,and appliances.	Y	Approve Staff recommendation
223	1/11/2013	BDC	Typo on Page 165 – Bridge is spelled incorrectly		T	yes, correct as noted	Y	Approve Staff recommendation
224	1/11/2013	BDC	15-515 – This section requires refuse disposal containers to be placed on a minimum of a 10' x 10' concrete pad, which is appropriate for a dumpster but not for storage of regular trash cans. We recommend clarifying that (C) refers to dumpster enclosures and then adding another section for trash cans.	15-515	T	Yes, remove the specific size of concreet pad	Y	Approve Staff recommendation
225	1/11/2013	BDC	The definition of restaurant includes requirements for restaurants that serve alcohol. I think it should state that the average daily receipts from the sale of food has to exceed .... "or ALCOHOLIC beverages." In other words, I don't think the sale of soda or juice has to be excluded from the food receipts.	1	T	yes, make the change to clarify	Y	Approve Staff recommendation
226	1/11/2013	BDC	4-204(B)(1) – I think this should be reworded to "No permits have been issued; and"	4	T	yes, correct as noted	Y	Approve Staff recommendation
227	1/11/2013	BDC	Section 4-203 – Site Plan Review is going to be required for all conditional uses. This seems like overkill for something like live entertainment in an art gallery, taverns, and liquor stores, which are conditional in the C1. You may want to add language such as: "(5) Conditional use, except when the conditional use can be accommodated by an existing structure."	4	T	agree - add phrase in 4-203 (5) except when the conditional use can be accommodated by an existing structure	Y	Approve Staff recommendation
228	1/11/2013	BDC	5-201(D) – Zoning applications for a conditional use, variance, or design review will require a site plan. This seems like overkill for something like live entertainment in an art gallery, taverns, and liquor stores, which are conditional in the C1. You may want to add language such as: "(1) Zoning applications for a conditional use (except those that can be accommodated by an existing structure) ...."	5	T	agree - add phrase in 5-201 (D) (1) Zoning applications for a conditional use (except those that can be accommodated by an existing structure) ...."	Y	Approve Staff recommendation
229	1/17/2013		Add table games to the list of inclusions in the definition of a Video Lottery Facility. Consult Kim Clark to ensure compatibility with state enabling legislation	1	T	Add Table Games to the defintion of VLT as authorized by the Video Lottery Facility's Video Lottery Operation License.	Y	Approve Staff recommendation
230	1/18/2013		Title 9, Subtitle 8, there's a numbering error: §9-701 et seq. need to be corrected to §9-801...	9	T	yes, correct as noted	Y	Approve Staff recommendation
231	1/24/2013	103 S. Broadway	Requests Multi-Family Dwellings to be permitted, not conditional in C-1 and C-1-E		T	Recommend that C-1 be revised to permit apartments on the ground floor in existing buildings, conditional for new construction	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
232	1/24/2013	Incinerators	The code prohibits new incinerators. Please exempt medical waste incinerators or write in a provision that all existing medical waste incinerators are conforming upon the passage of the code. Otherwise, they will become non-conforming and unable to secure financing for improvements.	18	T	Yes change for consistency and investment policy decision. Incinerators: (A) Status. An incinerator lawfully existing as to the effective date of this Code is considered a lawful conditional use, subject to the conditions and restrictions previously imposed. (B) Modifications. (1) Structural alterations are permitted. (2) Any expansion and/or relocation shall be handled as an amendment under the conditional use provisions	Y	Approve Staff recommendation
233	1/24/2013		From these two paragraphs, it is unclear as to which portion of Title 16 the C-5 district is exempt. §10-503(I)(1) uses broad language "The C-5 District is exempt from the parking requirements of this Code"; whereas the placement of §16-601(B) suggests that C-5 is only exempt from Subtitle 6 – Required Off Street Parking. It should be made clear from which portions of Title 16 C-5 is exempt.	16	T	Concur, correct reference in §10-503.I.1 to Title 16, Subtitle 6 to clarify parking is not required in C-5	Y	Approve Staff recommendation
234	1/24/2013	real estate signs	Limiting real estate signs to the first floor of a building; and Treating these real estate signs like temporary wall signs: they may be up at the start of a vacancy and for 30 days, and may only appear 4 times per year.	17	T	Change 17-513 -Limiting real estate signs to the first floor of a building; and Treating these real estate signs like temporary wall signs: they may be up at the start of a vacancy and for 30 days, and may only appear 4 times per year.	Y	Approve Staff recommendation
235	1/24/2013		One of these tenets is a height provision for "bump out" developments along the large sidewalks of Pratt Street. At present the regulations highlight a 45 foot maximum height; we ask this be changed to 50 feet maximum, and that a height minimum of 20 feet also be incorporated.	10	T	make the change	Y	Approve Staff recommendation
236	1/24/2013		This provision prohibits projecting signs from being secured by "wire, chains, strips of wood, or nails". It is unclear to DPOB what this provision is trying to prevent. There are many existing projecting signs that are secured by one or more of these items that are attractive and safe. We suggest removing this paragraph.	17	T	ok to delete, too stringent	Y	Approve Staff recommendation
237	1/24/2013		A visual indication of the setback overlay along Howard Street, as detailed in §10-503(J) "Special Building Heights" should be indicated on the maps. In addition, §10-503(J)(1) text should be amended to state that the setback provision applies from Franklin to Baltimore Streets, as opposed to Clay to Baltimore.		T	Support the change requested	Y	Approve Staff recommendation
238	1/24/2013		In Title 17, there are two sign types that require design review which are not enumerated in §4-402. Scrolling newscast signs in C-5 (per §17-604(b)(5)); and Wall signs installed above the ground floor (per §17-815(H)(2)).		T	Make correction	Y	Approve Staff recommendation
239	1/24/2013		The language in §4-402(7) should be changed from "all exterior building modifications in the C-5 District" to "substantial rehabilitation of the façade of an existing structure in the C-5 district" in order to match language in §10-503(A)(1)(II).	4	T	make the change	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
240	1/24/2013		10-503(A)(1)(I) should be amended to match language in §4-402(6) by adding "and additions"	10	T	make the change	Y	Approve Staff recommendation
241	1/24/2013		Variances: §5-301(B) - should be more then height and bulk but include signage, parking and loading	5	T	Yes, change text to clarify	Y	Approve Staff recommendation
242	1/24/2013		Add to permitted in C-5 Age restricted housing; Dormitory; and Research and Development Facility.	10	T	make the change	Y	Approve Staff recommendation
243	1/24/2013		The footnote for this table references 10-403(f), which no longer exists. This reference should be changed to 10-503(J).	10	T	correct	Y	Approve Staff recommendation
244	1/24/2013		Parking access signs should be allowed to be internally illuminated.	17	T	OK in C-5	Y	Approve Staff recommendation
245	1/24/2013		Loading requirements too stringent for downtown	16	T	Yes, we reviewed these numbers and recommended a reduction in loading requirement to one spaces for 20,000 to 100,000 sqft feet and two spaces for above 100,000. this may be waived by the Board if not possible to meet	Y	Approve Staff recommendation
246	1/31/2013		RMU & Nghd. Commercial Uses should be consistent; restaurants should say no live entertainment		T	Live entertainment is its own use and if not mentioned is not permitted	Y	Approve Staff recommendation
247	2/1/2013		These time limits create uncertainty and risk that could undermine already-challenging financing for City development projects, especially complex, mixed-use projects which can take many years to finance and complete. Ideally, these approvals would not have a time limit at all. Short of that, the Code should provide explicitly that all approvals may be extended without limitation, similar to that found in the BMZA's governing law.		T	Ok with adding language that BMZA may extend and Planning may extend SPRC and Design approvals	Y	Approve Staff recommendation
248	2/1/2013		Buildings lawfully existing as of the effective date of this code, regardless of height, bulk regulations, parking, and design requirements, are deemed conforming. Requirements as to height, bulk regulations, parking, and design apply only to new construction".		T	Clarify Section 18-404 - B-4 that as long as the changes don't increase the degree of non-conformity they are ok.	Y	Approve Staff recommendation
249	2/1/2013		The City should have a process where such interpretations are formalized and can then be relied on as a guide for subsequent applications.		T	ok, clarify as duty of ZA	Y	Approve Staff recommendation
250	2/1/2013		maintain the Zoning Board's existing authority on changes of non-conforming uses including extending the time frame for conversion of vacant non-conforming buildings in all districts and to permit expansions, relocations and modifications of non-conforming uses.		T	Yes revise to give the zoning board the ability to expand non-conforming uses by 25% in commercial and industrial ditricts only. Keep the clear interpretation of non-conforming uses in residential districts.	Y	Approve Staff recommendation
251	2/7/2013	1520 S Caton Ave; 1511 Joh Ave	additional uses for OIC - we met with him about a month ago - TESST College		T	yes, add technical schools to permitted in OIC	Y	Approve Staff recommendation
252	2/9/2013	Design guidelines	spell check compliment should be complement		T	make corrections	Y	Approve Staff recommendation
253	2/9/2013	Design guidelines	on standard brick add word size and to match existing block	9	T	ok, make the change	Y	Approve Staff recommendation
254	2/9/2013	Design guidelines	remove 9-503 E 4	9	T	ok, make the change	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
255	2/9/2013	Design guidelines	vary 9-602 d1 to be more flexible on shadow	9	T	ok, make the change	Y	Approve Staff recommendation
256	2/9/2013	Design guidelines	10-501 d remove 4 on tinting and in 10-503 c6 and 7 and rather than required dark grilles it should be to blend	10	T	ok, make the change	Y	Approve Staff recommendation
257	2/10/2013		PUD section on page 200 in 13-202 under minimum areas, line 23 and line 25.	13	T	make corrections	Y	Approve Staff recommendation
258	2/10/2013		little typo page 83 in section 4-503, line 5, should be TO	4	T	make corrections	Y	Approve Staff recommendation
259	2/10/2013		page 191 in the promenade section 12-906 in section (2) the reference to biking concerns me , is there a way that biking can be prohibited in areas that are not safe. I have always felt some of the promenade in the Canton and Fells Point area are not safe for biking.	12	T	Change language to delete mention of bicycles specifically since their use is time limited.	Y	Approve Staff recommendation
260	2/13/2013		add OR zones to "Residential Conversions" section, specify applicability to rowhomes and include rowhomes that are already converted that want to add additional units	9-7, 12-3	T	Make the change to add OR to the list of zones to be covered by conversion rules in title 9	Y	Approve Staff recommendation
261	2/14/2013		add outdoor dining to Neighborhood commercial	14-321	T	Add outdoor table service to the list of uses under Neighborhood Commercial conditional Use	Y	Approve Staff recommendation
262	2/14/2013		Add retail to OR-2 similar to R-10	14	T	Add retail options of R-10 to OR-2 and clarify retail may be over the entire ground floor or 10 % of building area whichever is greater	Y	Approve Staff recommendation
263	2/14/2013		misc. text - remove shopping center from 16 bicycle parking, correct cross references p 199		T	Remove the word shopping center since it is not a use.	Y	Approve Staff recommendation
264	2/18/2013		11-204(B) and 11-205(B)(1) include office in the description but Table 11-301 indicates that office is permitted in the I-1, I-2 and MI zoning districts only when satisfying the footnotes. The descriptions should be edited to remove the implication that office is an intended primary use.	11	T	ok - make change	Y	Approve Staff recommendation
265	2/19/2013		Definition (1-308(B)(1)) Should be amended to read "means the manufacturing or ASSEMBLY (strike repair) of finished products or parts from previously prepared materials, where:" OR to mirror the first portion of the definition of Industrial General "THE PROCESSING, MANUFACTURING OR COMPOUNDING OF MATERIALS, PRODUCTS OR ENERGY, where:"	11	T	ok - make change	Y	Approve Staff recommendation
266	2/21/2013	design standards	Remove Design Standards or put in manual for Planning to administer and review		T	Recommendation to move design standards to a manual that can be reviewed and amended by the Planning Commission similar to Landscape Manual	Y	Approve Staff recommendation
267	2/21/2013	Lauraville resident	Would like to see distance standards between new gas stations and residential areas		T	Reasonable request but distance from residential is difficult given the adjacencies. We recommend a limit of 8 pumps (Individual fueling stations) if adjacent to residential.	Y	Approve Staff recommendation
268	2/21/2013		Objects to maximum impervious surface in the code		T	Yes revise to clarify definition of percentage of REAR yard, not whole lot. Otherwise, it creates the appearance of permitted more lot coverage than maximum impermeable surface.	Y	Approve Staff recommendation
269	2/21/2013		Objects to curb radius in code, too prescriptive		T	Concur, replace with reference to DOT book of standards .	Y	Approve Staff recommendation
270	2/24/2013	Brewers Hill	Clarify front in TOD district for a building with multiple entries		T	Clarify language in TOD districts about building types, entrances and existing buildings	Y	Approve Staff recommendation



**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
271	2/24/2013	Brewers Hill	Exempt historic buildings from TOD design standards		T	Historic Landmark buildings should be exempt from design standards	Y	Approve Staff recommendation
272	2/24/2013	Brewers Hill	Extend period of rebuilding for fire etc, one year too short with insurance etc		T	Yes, recommend change to two years in the event of hazard	Y	Approve Staff recommendation
273	2/25/2013	Clear Channel	The terms "digital billboard" and "electronic billboard" are used interchangeably in Transform Baltimore. To avoid confusion, only the term "digital billboard" should be used		T	Clarify the language	Y	Approve Staff recommendation
274	2/25/2013	Clear Channel	Section 17-603(b)(3)(1) should be revised to state that, subject to conditional use approval, a new digital billboard may be erected but "must be accompanied by documentation demonstrating that at least 3 existing billboard faces have been removed for each new billboard to be placed or erected."		T	Yes, revise to make clear that the Board may authorize removing of three or more billboards to replace with one digital board in the location of a removed board	Y	Approve Staff recommendation
275	2/26/2013	428 e preston st	gov't office should be permitted in IMU, not conditional		T	Add gov't offices to permitted rather than conditriional in I-MU	Y	Approve Staff recommendation
276	2/26/2013	Mount Vernon	Either include the URP language which defines the height limits [to include mechanical], or lower the height limits by 10-15ft to reflect the change/omission.	15-405	T	Recommend adding the unique definition of height from Mount vernon URP to the height map in the zoning code in title 15	Y	Approve Staff recommendation
277	2/26/2013	Mount Vernon	Include O-R zoned properties in the provisions of 9-7 governing conversions	9-701	T	Yes, add OR properties to the districts subject to the standards for conversions	Y	Approve Staff recommendation
278	2/26/2013		Add language "exclusive of tree wells" to 14- 329 (B) (2) to the outdoor dining criteria	14-329	T	Yes, make the change to clarify	Y	Approve Staff recommendation
279	2/26/2013		I-MU Use Chart for Multi-family residential points to use standard 14-327. But 14-327 does not mention guidelines for I-MU at all. This should be removed as a ref from the chart or 14-327 should be modified to include I-MU.	14-327	T	correct for consistency	Y	Approve Staff recommendation
280	2/27/2013	Legislative Reference	Propose that the bill be amended to retain the Zoning Code's current designation as an unnumbered article of the Baltimore City Revised Code ("Article – Zoning").		T	Make necessary changes, defer to leg. Reference on wording	Y	Approve Staff recommendation
281	2/27/2013	Legislative Reference	<b>Add</b> a corresponding exception for bills <i>initiated</i> to conform or otherwise make non-substantive corrections to the Zoning Code. § 5-502 and § 5-507(c)(2)(i) and (ii) might be amended to more clearly, and consistently, except: "any amendment that consists only of: (1) a non-substantive correction of punctuation, grammar, nomenclature, or spelling, or (ii) any other change that does not in any way alter the substance this Code		T	Make necessary changes, defer to leg. Reference on wording	Y	Approve Staff recommendation
282	3/1/2013		Add Hospital to the permitted uses in C-5		T	Agree- add hospital to permitted uses in C-5	Y	Approve Staff recommendation
283	3/1/2013		Add indoor and outdoor recreation to the permitted uses in H zone		T	Agree - Add recreation indoor and outdoor to permitted in H zone	Y	Approve Staff recommendation
284	3/1/2013		move banquet hall to conditonal in I-MU		T		Y	Approve Staff recommendation
285	3/1/2013		MAKE VOCATIONAL SCHOOLS PERMITTED IN INDUSTRIAL EXCEPT mi AND i-2		T		Y	Approve Staff recommendation
286	3/4/2013	Butcher's Hill	R-8 Bulk and Yard Regulations Opposes the max. lot coverage moving from 60% to 80 %		T	Upon further review staff recommends changing the lot coverage max. to 60% for lots deeper than 80 feet and 80% for lots smaller	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
287	3/5/2013		Section 9-204. Section B (Line 7) should say 'R-7', not 'R-6' since it's describing the R-7 district	9-204	T		Y	Approve Staff recommendation
288	3/5/2013	TOD changes	Residential density in TOD-1 and 3 appears too low for the height of buildings and compared to surroundings at 1,200 sqft lot area per DU	12	T	Change - probably more like 300 sqft per du	Y	Approve Staff recommendation
289	3/5/2013		15-401 - add language that would allow additional height/density for transit dedication	15	T	Great idea - MTA will provide	Y	Approve Staff recommendation
290	3/5/2013		12-405-D-1 add phrase that only lots and garages and portions thereof for transit riders is not subject to max.	12	T	Yes, make clear that only exemptions from maximums are for transit riders	Y	Approve Staff recommendation
291	3/5/2013		12-405 - suggest that the planning director could reduce parking in TOD	12	T	good idea not sure whether that goes here or in 16	Y	Approve Staff recommendation
292	3/5/2013		Review table, TOD 2 additional height by Conditional Use	12	T	correct the error	Y	Approve Staff recommendation
293	3/7/2013	2001 Aliceanna AKA 705 S Wolfe St	Make clear that the height is per overlay not underlying zone 12-903		T	Yes clarify in section 12-903 that height is determined by these tables	Y	Approve Staff recommendation
294	3/7/2013	2001 Aliceanna AKA 705 S Wolfe St	12-905 B-6 add unless height is designated in overlay		T	Yes, add phrase after 12-905 B-6 unless height is designated in overlay	Y	Approve Staff recommendation
295	3/7/2013	2001 Aliceanna AKA 705 S Wolfe St	Design standards - if conflict CHAP governs - add to Title 4		T	Add language to Title 4 on design standards that say if there is a conflict between design standards and CHAP guidelines for a Landmark property or contributing property to a district then the CHAP provisions govern	Y	Approve Staff recommendation
296	3/7/2013	2001 Aliceanna AKA 705 S Wolfe St	option 1-204 if there is a conflict overlay zone governs		T	Add language in either 1-204 or Title 12.9 to make it clear that if there is a conflict between overlay heights and dimensions and specific area guidelines, the specifics govern.	Y	Approve Staff recommendation
297	3/7/2013	2001 Aliceanna AKA 705 S Wolfe St	Promenade width 30 feet or as designated in overlay		T	Clarify where the promenade is 20 feet (Fells Point and Canton) and all other is 30 feet	Y	Approve Staff recommendation
298	3/7/2013	2001 Aliceanna AKA 705 S Wolfe St	View corridors subject to demolition		T	Yes, clarify that existing structures may remain and be renovated. The language is there should a building be demolished.	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
299	3/7/2013		clarify Neighborhood Commerical definition	14 and 1	T	Neighborhood Commercial is intended to allow for reuse of exiting non-residential structures in residential zones. The goal is to provide for specific types of uses generally compatible in residential neighborhoods in these buildings. Because this isn't for new construction, there are no separate bulk and yard requirements. All bulk and yard requirements of the underlying zoning apply. Since different uses in these districts have different bulk and yard we would propose an amendment along the lines of..Where a district has different bulk and yard standards for different structures (That is non-residential, detached residential and attached) , the Board shall determine and include in its conditions which apply to this structure. Delete Day care from neighborhood commercial since it is already a conditional use in the r zones.	Y	Approve Staff recommendation
300	3/8/2013	Alternative Energy Systems	Adding alternative energy systems to the appropriate use tables and clean up permitted encroachment table to reflect new alternative energy definitions		T	Yes, add three types of alternative energy systems to uses table to make it clear where they are permitted	Y	Approve Staff recommendation
301	3/13/2013	Scrap and recycling concerns	18-311(A) Remove term "non-conforming"		T	make edit to remove "non-conforming" from this section	Y	Approve Staff recommendation
302	3/13/2013	Scrap and recycling concerns	1-309(S) Materials Recovery Facility - Specify that this use does not include purchase of materials from the public on-site and that this use is not a Junk and Scrap Yard.		T	Add: (C) Does not include the on-site purchase of materials from the public. (D) Is not a Junk or Scrap Storage and Yard	Y	Approve Staff recommendation
303	3/13/2013	Scrap and recycling concerns	14-324(A) Materials Recovery Facility - Remove references to a waste refuse disposal permit, as these facilities are not defined in State law, and add a section prohibiting the issuance of licenses intended for scrap processors only		T	Revise to read: (1) A materials recovery facility must comply with all State regulations and obtain all applicable State permits. (2) A materials recovery facility is not eligible to receive either a local Junk Dealer's license or a State Scrap Metal Processor's license.	Y	Approve Staff recommendation
304	3/13/2013	Scrap and recycling concerns	14-324(C) change "may" to "shall"		T	Minor change - replace "may" with "shall"	Y	Approve Staff recommendation
305	3/13/2013	Scrap and recycling concerns	1-312(N) Recyclable Materials Recovery Facility - Specify that this use is not a Junk and Scrap Yard.		T	Add to general provisions: Is not a Junk or Scrap Storage and Yard.	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
306	3/13/2013	Scrap and recycling concerns	Create a new, separate use standard section for Recyclable Materials Recovery Facility to avoid confusion with Materials Recovery Facility		T	Add 14-333 Recyclable Materials Recovery Facility (and renumber 14-333 and all uses that follow): (A) Compliance with State and local laws (1) A recyclable materials recovery facility must comply with all State regulations and obtain all applicable state permits. (2) A recyclable materials recovery facility is not eligible to receive either a local Junk Dealer's license or a State Scrap Metal Processor's license (B) Operations to be Enclosed (1) All loading and unloading must be performed either within an enclosed building or within a screened area. (2) All other operations must be enclosed within an enclosed building	Y	Approve Staff recommendation
307	3/13/2013	Scrap and recycling concerns	1-312 (S) Resource Recovery Facility - Specify that this use is not a Junk and Scrap Yard.	1-312	T	Add: (III) Is not a Junk or Scrap Storage and Yard.	Y	Approve Staff recommendation
308	3/13/2013	Scrap and recycling concerns	14-334 Resource Recovery Facilities - Remove references to a waste refuse disposal permit, and add a section prohibiting the issuance of licenses intended for scrap processors only	14-334	T	Revise to read: (1) A resource recovery facility must comply with all State regulations and obtain all applicable State permits. State restrictions may apply to the location. (2) A resource recovery facility is not eligible to receive either a local Junk Dealer's license or a State Scrap Metal Processor's license.	Y	Approve Staff recommendation
309	3/13/2013	Scrap and recycling concerns	Add language to confirm that existing conditional uses such as junk and scrap storage yards may continue as conditional uses and will not become nonconforming uses.		T	Add: Provided, however, that any change thereto, including extensions, enlargements, relocations, and structural alterations shall be subject to the same procedures and requirements applicable to conditional uses under this ordinance.	Y	Approve Staff recommendation
310	3/13/2013	Scrap and recycling concerns	14-316 Junk or Scrap Storage and Yards -(A)(1)and(2) reword stormwater and pollution prevention plan requirements to better reflect their relationship to industrial stormwater permit requirements		T	Yes, (1) A junk or scrap storage yard must comply with all Federal, State and local environmental laws, rules, and regulations, including those involving the management of stormwater run-off and the development and maintenance of a pollution prevention plan.	Y	Approve Staff recommendation
311	3/13/2013	Section 15-516 B 1 and 2	Correct typos on satellite dishes		T		Y	Approve Staff recommendation
312	3/14/2013	PUD	clarify language on amendments	13-403	T	Section 13-403, clarify that modification to the development phasing schedule may be approved by BMZA	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
313	3/14/2013	Residential conversions	clarify permissions and apply to OR as well as R zones	9	T	clarify that Residential conversions are only permitted for structures originally constructed as a single-unit dwellings in the R-7, R-8, R-9, R-10, OR-1, and OR-2 Districts. Dwellings in these districts that were originally constructed as single-unit dwellings but have already undergone a residential conversion prior to the effective date of this Code are subject to these standards for any further conversions. Residential conversions require design review when exterior modifications are proposed. Construction drawings and plans that describe the proposed conversion in detail are required as part of the application.	Y	Approve Staff recommendation
314	3/14/2013	signs	removal of obsolete signs	17-203	T	Deem a sign obsolete when the use related to the sign has been discontinued for 180 days and sign and structure must be removed when obsolete, extensions may be granted by the Board	Y	Approve Staff recommendation
315	3/14/2013	temporary uses	simplify and clarify and provide for new pop-ups	14	T	Define a Temporary outdoor sales to include arts and crafts, consignment, flea markets, holiday sales etc, provide for standards and limit to 4 events per year with the exception of holiday sales, beyond that Board approve	Y	Approve Staff recommendation
316	3/14/2013	temporary uses	Provide for food trucks	14	T	add a temporary Mobile Food sales use with standards	Y	Approve Staff recommendation
317	3/18/2013	TOD	office permitted in TOD 1 and 3		T	Yes, office use should be permitted in these zones	Y	Approve Staff recommendation
318	3/18/2013	various text	delete definitions of roofline of make consistent with building height		T	Yes, make the change	Y	Approve Staff recommendation
319	3/18/2013	various text	Add to SPRC, the intent is provide guidance early in the design process for applicant convene and interagency review.	4-201 (A)	T	Yes, make the change	Y	Approve Staff recommendation
320	3/18/2013	various text	Clarify PC time frame for decision to make it clear decision is at a meeting	5.505 A-3	T	Yes, make the change	Y	Approve Staff recommendation
321	3/18/2013	various text	Clarify Land-banked parking may be used for open space activities	16	T	Yes, clarify	Y	Approve Staff recommendation
322	3/18/2013	various text	Language change of 1-204 should be specific to "mandatory termination of the use retail goods establishment- with alcohol sales"	1	T	Yes, Clarify that a non-conforming retail-goods with alcohol sales may convert	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
323	1/24/2013		While Downtown Partnership fully supports the prohibition on further General Advertising signs, we would like to leave open the possibility of mounting large scale display screens for public art purposes. We would ask that Electronic Display Screens not featuring any advertising (for on site or elsewhere) be allowed via conditional use—so that they City can weigh in on location and other provisions—and with design review required.	17	T	Needs further study	N	Defer to Summer Study
324	1/11/2013	BDC	18-502 & 18-503 – You can alter your nonconforming sign as long as it doesn't result in more area, an increase in illumination, etc., but if your sign is destroyed for whatever reason and loses more than 50% of its value, you can't. That doesn't seem fair.	18-5	T	No, need to change, Board could authorize re-establishment or new sign should conform	N	Approve Staff recommendation
325	1/24/2013	Downtown Parking	The proposed ban on new surface parking lots is short-sighted because much of the existing supply has been diminished by development on those parcels. Also, the proposed design standards should be evaluated on a case-by-case basis for each parking development	10	T	No Change recommended - keep prohibition on new surface parking in downtown	N	Approve Staff recommendation
326	1/24/2013	Adult entertainment	DPOB opposes restricting adult uses to the C-5 district. We argue that Industrial Zones are a more appropriate placement, and that Downtown should not have to solely bear the burden of onerous adult uses.	12	T	Noted but no change recommended	N	Approve Staff recommendation
327	2/1/2013		Administrative Waivers should be broadened to lessen the need to apply for a variance in certain instances. The approval of an Administrative Waiver could then be subject to a BMZA appeal hearing if contested.		T	No, we believe the intent is to provide relief for truly minor additions	N	Approve Staff recommendation
328	2/1/2013		Increase time limits on PUDs		T	No	N	Approve Staff recommendation
329	2/1/2013		The new hospital/educational districts should be treated as floating zones by the authority of the Planning Commission or Zoning Board rather than City Council. In some zones, these uses should continued to be permitted uses but possibly with a Planning Commission role in Master Plan approval.		T	No	N	Defer to Summer Study
330	2/15/2013	Canton Crossing	clarify if parking to too much or too little, not non-conforming and additional height that becomes conditional is ok	2-203-C-1	T	No Recommendation at this time 2/28/2013	N	Approve Staff recommendation
331	2/21/2013	Tuerk House	New Zoning Code subjects licensed residential treatment facilities to a more restrictive process for approval.		T	no, need to change	N	Approve Staff recommendation
332	2/21/2013		North Baltimore private schools are concerned that schools are now a conditional use in Residential zones		T	Recommend no change at this time.	N	Approve Staff recommendation
333	2/21/2013		Objects to inconsistency between R-MU and D-MU		T	Staff believes there is reason for two distinct areas and have mapped accordingly	N	Approve Staff recommendation
334	2/21/2013		Objects to revocation of Conditional Uses		T	This provision is from the existing code and is very useful, no need to change.	N	Approve Staff recommendation
335	2/21/2013		Objects to educational and Hospital as base zones, worried about growth		T	We do not agree that this will be an issue.	N	Defer to Summer Study

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
336	2/21/2013		Would like the TOD to be an overlay on base zone		T	We do not believe that is necessary	N	Approve Staff recommendation
337	2/21/2013		PUD time limits too limited and process too excessive.		T	We do not agree	N	Approve Staff recommendation
338	2/24/2013	Brewers Hill	suggests parking maximums do not go into effect until redline is operational		T	Not at this time	N	Approve Staff recommendation
339	2/24/2013	Brewers Hill	Concern about Natty Boh sign being less than 20 years , will become non-conforming		T	No change	N	Approve Staff recommendation
340	2/24/2013	Brewers Hill	Clarify in non-conforming that either too much or too little does create non-conformity	18-205	T	No, do not want to incentivize excess parking	N	Approve Staff recommendation
341	2/25/2013	Clear Channel	The use tables for the various zoning districts must be revised to indicate which zoning districts new digital billboards will be allowed (by conditional use). We recommend that digital billboards be permitted by conditional use in the C-2 through C-5 Districts, as well as all industrial districts.		T	No - we recommend replacements be limited to one of the three removed and not in a residential area	N	Defer to Summer Study
342	2/25/2013	Clear Channel	Create a credit bank for removed billboards to apply to new digital		T	No, keep as is.	N	Defer to Summer Study
343	2/25/2013	Clear Channel	Sections 11-207(c) and 11-208(c) of the current Zoning Code exclude from the general prohibition on alcohol and cigarette advertising "any sign on property adjacent to an interstate highway" and "any sign located in a B-4 District; in an M-3 District, if the sign is more than 1,000 feet from the boundary of any other district that is not a B-4 or M-3 District; or in an M-3 District, if the sign is more than 500 feet from the boundary of any other district that is not a B-4 or an M-3 District and the sign faces away from that other district."		T	No recommended change at this time. Law department is reviewing prior to council review	N	Defer to Summer Study
344	2/26/2013	Mount Vernon	except as noted above for corner buildings [100% lot coverage], allowing remote parking used to satisfy parking requirements should be eliminated and much, much more tightly defined.	16-401	T	No, not at this time, this would limit some flexibility city-wide	N	Approve Staff recommendation
345	2/26/2013	Mount Vernon	Shared parking needs tighter definition/control - in some downtown areas a majority of residents own cars but will walk/take transit to work.	16-501	T	No, not at this time, this would limit some flexibility city-wide	N	Approve Staff recommendation
346	2/26/2013	Mount Vernon	Parking and Bulk/Yard requirements should consider number of bedrooms in addition to Units - especially in downtown areas. Generally, a downtown multi-bedroom unit accommodates driving adults – not a family with non-driving children.		T	No, not at this time, this would limit some flexibility city-wide	N	Approve Staff recommendation
347	2/28/2013	Bulk of C-1-VC	Concern about bulk increases over existing- we are requesting that the standards under C-1vc be modified to provide that only the existing building envelopes be permitted and that any changes in height bulk, yards and setbacks be conditonal.		T	Not at this time - This category has limited use so it could be further studied at a later date without city-wide implications	N	Defer to Summer Study
348	2/28/2013		Would like PUD to be introduced by the City Council prior to PC review		T	No, we think a PUD is a master plan and should have planning review prior to City Council	N	Approve Staff recommendation
349	2/28/2013		Would like non-residential sqft in C-1-VC be limited to 2000 sqft not 3000 and max. restaurant be 4000 not 5000		T	No, not at this time - This category has limited use so it could be further studied at a later date without city-wide implications	N	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
350	3/1/2013	Caton Business Park	Churches not permitted in OIC/Change text to Conditional	11	T	Recommend no change	N	Approve Staff recommendation
351	3/1/2013	Caton Business Park 1511 Joh Ave.	Former Bank site would now be accessory use in OIC/Change text to Conditional	11	T	Leave as OIC with no changes	N	Approve Staff recommendation
352	3/4/2013		Permit theater uses under Arts Studio use so it is permitted by-right in C-2		T	Conditional use under Entertainment: Live - Secondary to an Arts Studio in C-2, permitting by-right in Arts Studio would create issues in residential areas where Arts Studios are permitted under Neighborhood Commercial Establishments and RMU	N	Approve Staff recommendation
353	3/4/2013		Big Box Retail Development define it as a unique use and make it conditional in C-3, 4 and 5, eliminate administrative exceptions to design standards for big box		T	Not at this time.	N	Approve Staff recommendation
354	3/6/2013		Recommended no design review or standards	Subtitle 4 & 5	T	No, design standards are important, will be moved to a manual approved by Planning commission	N	Approve Staff recommendation
355	3/7/2013	Harbor East	concerned about 125 height limit		T	Not at this time without further study	N	Approve Staff recommendation
356	3/8/2013	Billboards	Concern that code is too generous in the conversion of non-conforming billboards to digital		T	No change recommended at this time	N	Defer to Summer Study
357	3/11/2013	midtown area	Concerned we require too much parking		T	No, Though we agree that requiring too much parking may be unnecessary and detract from the urban environment and be out of touch with downtown development. This has been a big issue for the community and we would not want to change to quickly	N	Defer to Summer Study
358	3/11/2013		"tiny houses" (alley houses) - where do they fit within the new code		T	No change recommended at this time, further review with building code would be needed	N	Approve Staff recommendation
359	3/13/2013	Scrap and recycling concerns	1-308(F)(2)(I) Add the term "processed metal"		T	no change needed	N	Approve Staff recommendation
360	3/13/2013	Scrap and recycling concerns	14-316 Junk or Scrap Storage and Yards - (A)(1)and(2) remove mention of water pollution and requirement for a pollution prevention plan.		T	No , need keep, reworded per MDE	N	Approve Staff recommendation
361	3/13/2013	Scrap and recycling concerns	14-324(B) allow loading and unloading in a limited outdoor screened area		T	No change	N	Approve Staff recommendation
362	3/13/2013	Scrap and recycling concerns	1-312(N) Recyclable Materials Recovery Facility - add limitations for location of processing and storage, prohibit on-site purchases, and prohibit issuance of licenses intended for scrap processors only		T	No change	N	Approve Staff recommendation
363	3/13/2013	Scrap and recycling concerns	Propose that the use standard section for Recyclable Materials Recovery Facility have the same restrictions for compliance, operations, and on-site purchases as those suggested for 14-324 Materials Recovery Facility		T	Use text recommended above	N	Approve Staff recommendation



**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
364	3/13/2013	Scrap and recycling concerns	Allow expansion/relocation of an existing junk or scrap storage yard to 1) adjacent properties within 750 feet or 2) to properties within 3000' within an industrially zoned Urban Renewal Area		T	No change	N	Approve Staff recommendation
365	3/18/2013	treatment facilities	small residential treatment facilities permitted in All r and C zones for up to 8 persons		T	No change recommended	N	Approve Staff recommendation
366	3/18/2013	treatment facilities	Large certified residential drug treatment programs (17 or more residents) should be permitted to locate in multi-family residential districts (R5-R10) and commercial and other districts where other comparable multi-family dwellings may locate (C1, C2, C3, C5, OR, TOD).		T	No change recommended	N	Approve Staff recommendation
367	3/7/2013		EC & H Zone comments		T	There continue to be concerns from Hopkins about the height limits in the educational and hospital zones, no change recommended at this time but we will continue to review	N	Defer to Summer Study

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
368	1/10/2013	Hanlon Park	Support - Liquor store owners need to adapt because this is good for the community		AODR	No change in recommendation	Y	Approve Staff recommendation
369	1/10/2013	Park Heights	Support - There are 46 liquor stores and 88 liquor licenses in Park Heights, so this is an enforcement issue. We need to do something, but it is incumbent upon communities to be proactive about issues associated with liquor stores		AODR	No change in recommendation	Y	Approve Staff recommendation
370	1/10/2013		Support - Although it is very hard to establish causality between liquor stores and poor health outcomes, Baltimore could be the case to prove it. BSASS will be a partner for future research. It is important to give the business owners the opportunity to get involved because some business owners run good businesses.		AODR	No change in recommendation	Y	Approve Staff recommendation
371	1/10/2013		Support -There are too many liquor stores that don't give back to the community, only take. Resident who pays taxes, votes		AODR	No change in recommendation	Y	Approve Staff recommendation
372	1/10/2013		Supports reduction		AODR	No change in recommendation	Y	Approve Staff recommendation
373	1/10/2013		Support -There are 14 liquors stores all located near schools within neighborhood. We need a change because these liquor stores impact life expectancy regardless of whether you drink or not because of the stress from the associated crime		AODR	No change in recommendation	Y	Approve Staff recommendation
374	1/10/2013		Support - Concur with CPHA. Residents have tried to address issues through the Liquor Board unsuccessfully.		AODR	No change in recommendation	Y	Approve Staff recommendation
375	1/10/2013		Liquor Board needs to retire expired licenses. Should also amortize taverns in residential areas.		AODR	No change in recommendation	Y	Approve Staff recommendation
376	1/10/2013		Support- highest density of package goods in the city in Park Heights. The crime around liquor stores wastes police time and is bad for public health		AODR	No change in recommendation	Y	Approve Staff recommendation
377	1/10/2013		Committed to the city although taxes go up while property values go down, sweat equity in home. Something needs to be done, can't continue with "business as usual"		AODR	No change in recommendation	Y	Approve Staff recommendation
378	1/10/2013		Support - The amortization of liquor stores supports CPHA's vision for a healthy, inclusive Baltimore		AODR	No change in recommendation	Y	Approve Staff recommendation
379	1/10/2013		There are eight liquor stores in the neighborhood. Have successfully worked with liquor stores in the past, but there are too many for the population and there are other commercial needs that are going unmet.		AODR	No change in recommendation	Y	Approve Staff recommendation
380	1/10/2013		Support - Liquor stores negatively impact life expectancy, correlates with poverty and crime.		AODR	No change in recommendation	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
381	1/10/2013		Support-The proposed amortization of liquor stores is not anti-business but pro-community. Too many liquor stores negatively impacts the quality of life.		AODR	No change in recommendation	Y	Approve Staff recommendation
382	1/10/2013		Support There is an oversaturation of liquor stores in Park Heights. Residents cumulatively pay more taxes than liquor store owners		AODR	No change in recommendation	Y	Approve Staff recommendation
383	2/21/2013		Supporting policy toward reducing alcohol		AODR	No Recommendation at this time 2/28/2013	Y	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
384	1/10/2013	1732 Park Avenue resident	The liquor store at 1701 Eutaw serves retirees, closing it would force them to go to higher crime areas such as North Avenue to make their purchases		AODR	No change in recommendation , OR stores not impacted	N	Approve Staff recommendation
385	1/10/2013	2141 Reisterstown Road	Some stores are good while others have issues. Not fair to treat all businesses the same when owners will lose everything.		AODR	No change in recommendation	N	Approve Staff recommendation
386	1/10/2013	2501 Washington Boulevard	Invested \$600,000 in this formerly vacant building and liquor license. While it is easy to single out alcohol sales, there are other ways to address these issues.		AODR	Recommend commercially zoned BD-7 establishments be given two additional years to comply	N	Approve Staff recommendation
387	1/10/2013	2942 E. Monument Street	This is the first notification that the use is non-conforming, although has owned business for 42 years. Lives in the neighborhood, business benefits the neighborhood		AODR	No change in recommendation	N	Approve Staff recommendation
388	1/10/2013	30 and Calvert	Can't prove causality in correlation between liquor stores and crime – many store owners report crime to the police.		AODR	No change in recommendation	N	Approve Staff recommendation
389	1/10/2013	900 Gilmor Street	Worked hard to purchase liquor store business – part of the American dream		AODR	No change in recommendation	N	Approve Staff recommendation
390	1/10/2013	994 N Franklinton Road	Has owned business for 38 years. Each business should be considered separately. Older customers feel comfortable at store because store and corner is kept clean.		AODR	No change in recommendation	N	Approve Staff recommendation
391	1/10/2013	E monument street	Can't meet the requirement of 50% on-site consumption because people can't afford on-site consumption mark-up. Lives in Ellwood Park where his liquor store is located, contributes to the area.		AODR	Recommend commercially zoned BD-7 establishments be given two additional years to comply	N	Approve Staff recommendation
392	1/10/2013	Eutaw Market	Business serves retirees in a stable, safe community. Shouldn't be penalized for others actions because we run a good business		AODR	No change in recommendation	N	Approve Staff recommendation
393	1/10/2013	Grand Cru	Liquor stores with BD7 licenses in commercial areas are getting swept up in a larger effort. Commercially-zoned businesses should be exempted		AODR	Recommend commercially zoned BD-7 establishments be given two additional years to comply	N	Approve Staff recommendation
394	1/10/2013	Greenmount West	Liquor stores have historically been in the community, so the "saturation" has been there. Business owners should be compensated for the taking,		AODR	No change in recommendation	N	Approve Staff recommendation
395	1/10/2013	kirk Ave	We shouldn't blame liquor store owners for our problems		AODR	No change in recommendation	N	Approve Staff recommendation
396	1/10/2013	Stadium lounge	Should consider each establishment separately. Community supports Stadium Lounge because it is family-owned and safe.		AODR	Recommend commercially zoned BD-7 establishments be given two additional years to comply	N	Approve Staff recommendation
397	1/10/2013	Stadium lounge	Invested life savings to purchase business, owned for 5 years. Business is the social hub for the community. Employs 12 people. Will still have to pay mortgage if business closes		AODR	Recommend commercially zoned BD-7 establishments be given two additional years to comply	N	Approve Staff recommendation
398	1/10/2013		Can't comply with the requirement for 50% onsite consumption and maintain the business type and quality. Harbor East is a commercial area and we have letters of support from business and property owners.		AODR	Recommend commercially zoned BD-7 establishments be given two additional years to comply	N	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
399	1/10/2013		Arbitrary and hurts small business		AODR	No change in recommendation	N	Approve Staff recommendation
400	1/10/2013		There will be new issues created when former liquor store buildings go vacant that the City won't be able to address.		AODR	No change in recommendation	N	Approve Staff recommendation
401	1/10/2013		Doctor by trade – reduction in liquor density is good for public health and quality of life. There should be an effort to find a win-win solution, like compensation for amortization and assistance in changing businesses from liquor stores to other uses		AODR	No change in recommendation	N	Approve Staff recommendation
402	1/10/2013		Korean business owners work hard and invest substantial amounts of money into their businesses. Their ability to retire is contingent on their ability to resell the liquor store and license together.		AODR	No change in recommendation	N	Approve Staff recommendation
403	1/10/2013		Has owned business for 13 years. It is 1.5 miles to the next liquor store.		AODR	No change in recommendation	N	Approve Staff recommendation
404	1/10/2013		It is unclear whether the City has the authority under zoning to amortize liquor sales		AODR	No change in recommendation	N	Approve Staff recommendation
405	1/10/2013		Has owned liquor store for 33 years, has never been told it was a non-conforming use. Employs 10 people. This change will force business to close. Should be compensated for amortization.		AODR	No change in recommendation	N	Approve Staff recommendation
406	1/10/2013		We need to support these local businesses.		AODR	No change in recommendation	N	Approve Staff recommendation
407	1/10/2013		These liquor stores don't cause alcohol abuse or crime, rather the commercial activity attracts people and creates a cover from crime and drug sales that would occur anyway.		AODR	No change in recommendation	N	Approve Staff recommendation
408	1/10/2013		The causal relationship with between the impacted liquor stores and poor health outcomes/crime isn't clear.		AODR	No change in recommendation	N	Approve Staff recommendation
409	1/10/2013		Poor people can't drive to liquor stores, they need to be able to walk to them in their own communities.		AODR	No change in recommendation	N	Approve Staff recommendation
410	1/10/2013		Has owned business for 30 years and was planning to retire soon but will be unable to do so if store can't be sold. Can't blame the city's crime on 10% of the liquor establishments. This is discrimination against hard working Korean business owners.		AODR	No change in recommendation	N	Approve Staff recommendation
411	1/10/2013		Against alcohol density reduction		AODR	No change in recommendation	N	Approve Staff recommendation
412	1/10/2013		Supports Kay's Liquor because they provide scholarships for children. The community hasn't been sufficiently involved with this decision		AODR	No this area is residential in character	N	Approve Staff recommendation
413	1/10/2013		Supports Kay's Liquor because people have the choice to drink or not drink		AODR	No this area is residential in character	N	Approve Staff recommendation
414	1/11/2013	1701 Eutaw Place	comment for Laurie		AODR	As existing text is written it does not apply to OR zones.	N	Approve Staff recommendation
415	2/5/2013	liquor stores	support for RP liquor stores		AODR	No this area is residential in character	N	Approve Staff recommendation

**CITY COUNCIL BILL #12-0152/TRANSFORM BALTIMORE COMPREHENSIVE ZONING  
FINAL STAFF RECOMMENDATIONS AS AMENDED AND APPROVED BY PLANNING COMMISSION ON 3/21/13**

ID	Date	Property Address	Comment/Request/Concern	Chapter	Category	Preliminary Staff Recommendations	Planning concur with request	PC Action
416	1/24/2013		Thinks of his area as a business area and is very frustrated with the amortization because he believes he is legally established and that his classification has been changed from Business to Residential.		AODR	No change in recommendation	N	Approve Staff recommendation