

CITY OF BALTIMORE

STEPHANIE RAWLINGS-BLAKE, Mayor

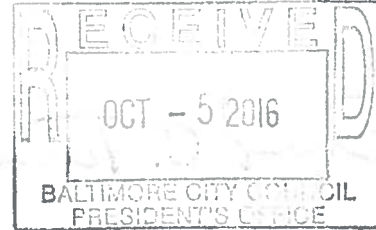


BOARD OF MUNICIPAL AND ZONING APPEALS

DAVID C. TANNER, Executive Director  
417 E. Fayette Street, Room 1432  
Baltimore, Maryland 21202

October 5, 2016

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202



Re: City Council Bill No. 16-734 Rezoning - Certain Properties in the Remington  
Central Business Area

Ladies and Gentlemen:

City Council Bill No. 16-734 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals ("BMZA" or "Board") for study and report.

The purpose of City Council Bill No. 16-734 is to change the zoning for certain properties in the Remington Central Business Area, as outlined in blue on the accompanying plat, from the R-7 Zoning District to the B-1-2 Zoning District; as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1-2 Zoning District; and as outlined in green on the accompanying plat, from the R-9 Zoning District to the B-1-2 Zoning District.

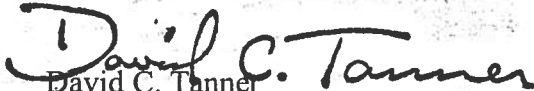
The BMZA has reviewed the proposed legislation in consideration of the requirements imposed by Land Use Article § 10-305 (2) and ZC§16-305 (b) and (c) including: a) a study of the proposed changes in relation to: 1) the plan; the needs of Baltimore City; the needs of the particular neighborhood in the vicinity of the proposed changes; b) whether the adoption of the proposed change in zoning classification is in the public interest and not solely for the interest of the applicant; and c) a consideration of: (1) review of the existing uses of property within the general area of the property in question, (2) the zoning classification of other property within the general area of the property in question, (3) the suitability of the property in question for the uses permitted under its existing zoning classification, and (4) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification. Further, the Board has reviewed the report and recommendation of the Planning Commission, as well as the Staff Report and recommendation prepared by the Planning Department.

*Fav w/ comments*



The Board agrees with and adopts the detailed and thorough Staff Report and recommendation of the Planning Commission. After careful and thorough review, the Board finds, for the reasons discussed in the Planning Department Staff Report, and pursuant to ZC §16-305(b), that the zoning district changes to the properties subject to City Council Bill No. 16-734 are in the public interest and not solely for the benefit of the applicant for these non-conforming structures and recommends the passage of City Council Bill No. 16-734.

Sincerely,

  
David C. Tanner  
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations  
Legislative Reference