


F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE  M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0122		

TO The Honorable President and  
Members of the City Council  
c/o Natawna Austin  
Room 400 City Hall

December 22, 2017

I am herein reporting on City Council Bill 17-0122- Rezoning - 1 North Haven Street For the purpose of changing the zoning for the property known as 1 North Haven Street, as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

DOT supports this bill and respectfully requests a favorable report.

Respectfully,



Michelle Pourciau  
Director

MP/lw

Cc: Kyron Banks, Mayor's Office

**CITY OF BALTIMORE  
COUNCIL BILL 17-0122  
(First Reader)**

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Introduced by: Councilmember Scott

At the request of: Metro Development, LLC

Address: c/o Justin A. Williams, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: September 11, 2017

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning  
Appeals, Planning Commission, Department of Housing and Community Development,  
Baltimore Development Corporation, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 1 North Haven Street**

3 FOR the purpose of changing the zoning for the property known as 1 North Haven Street, as  
4 outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning  
5 District.

6 BY amending

7 Article 32 - Zoning

8 Zoning District Map

9 Sheet 58

10 Baltimore City Revised Code

11 (Edition 2000)

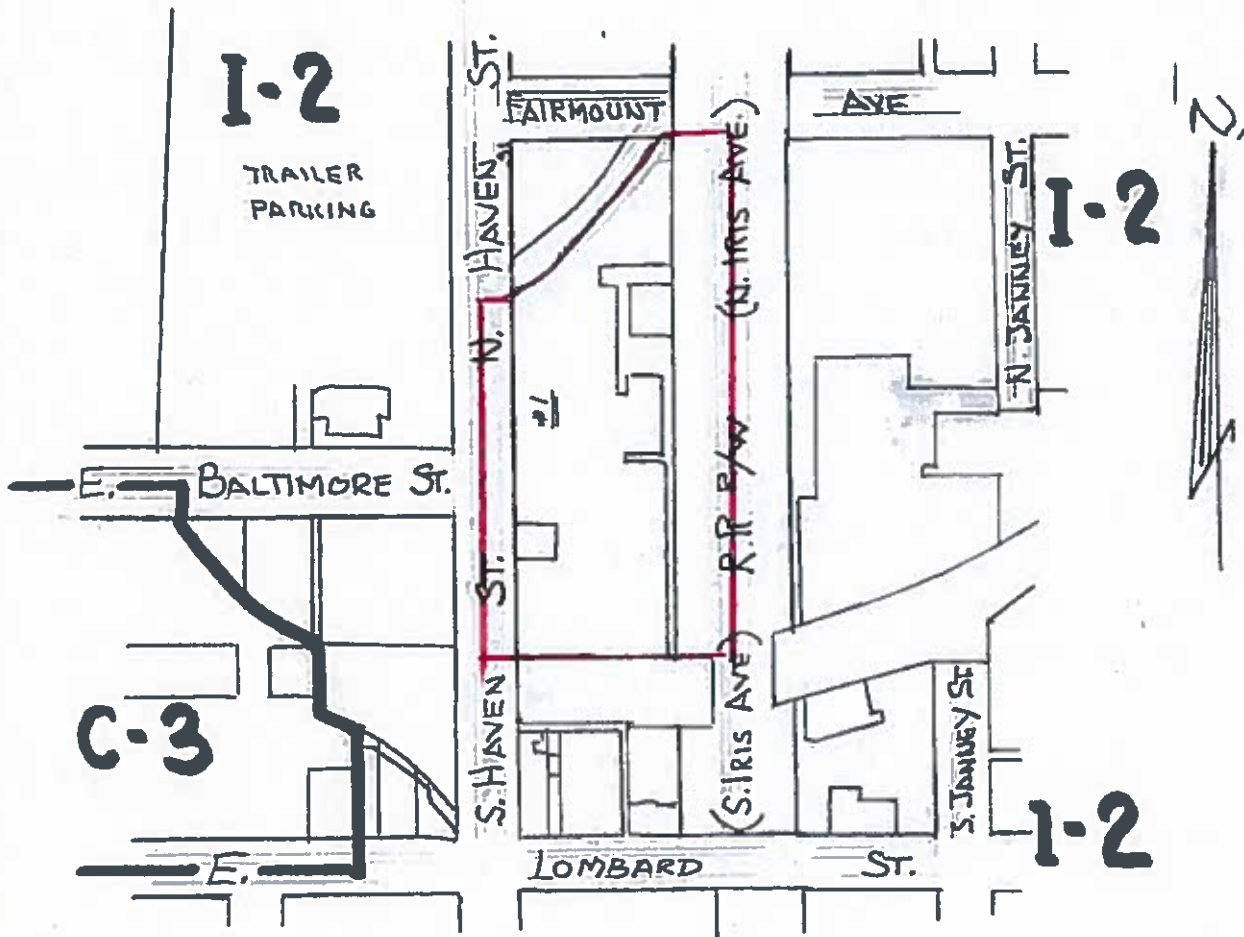
12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 Sheet 58 of the Zoning District Map is amended by changing from the I-2 Zoning District to the  
14 I-MU Zoning District the property known as 1 North Haven Street, as outlined in red on the plat  
15 accompanying this Ordinance.

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

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
25 after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

SHEET NO. 58 OF THE ZONING DISTRICT MAPS OF ARTICLE 30 OF THE BALTIMORE CITY CODE, 1966 EDITION, AS AMENDED BY ORDINANCE NUMBERS 16-581 AND 17-015 AS APPROVED.



AREA OUTLINED IN RED TO BE CHANGED  
FROM: THE I-2 ZONING DISTRICT  
TO: THE I-MU ZONING DISTRICT

SCALE: 1" = 200'

EOR:

METRO DEVELOPMENT LLC  
90 JUSTIN WILLIAMS  
75 S. CHARLES ST. 718<sup>th</sup> F.  
BALTIMORE, MD. 21201

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

8DS

**STATEMENT OF INTENT  
FOR**

**Rezoning – 1 N. Haven Street**

1. Applicant's name, address and telephone number: Metro Development, LLC c/o Justin A. Williams, Rosenberg Martin Greenberg, LLP, 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore, MD 21201 (410) 727-6600
  
2. All proposed changes for the property: Rezone 1 N. Haven Street from the I-2 Zoning District to the I-MU Zoning District.
  
3. All intended uses of the property: Commercial and light industrial uses
  
4. Current owner's name, address, and telephone number:  
  
Metro Development, LLC  
3242 Esther Place  
Baltimore, MD 21224  
(410) 563-7549
  
5. The property was acquired by the current owner by deed recorded in the Land Records of Baltimore City in Liber 16430 folio 376.
  
6. (a) There is X is not \_\_\_ a contract contingent on the requested legislative authorization.  
  
(b) If there is a contract contingent on the requested legislative authorization:  
  
(i) The names and addresses of all parties on the contract are {use additional sheet if necessary}:  
  
Urban Sports Ventures, LLC  
716 League Street  
Philadelphia, PA 19147  
\_\_\_\_\_  
\_\_\_\_\_  
  
(ii) The purpose, nature and effect of the contract are: Urban Sports Ventures, LLC  
has entered into an agreement to lease a portion of the premises, pending  
enactment of the rezoning legislation.
  
7. (a) The applicant is \_\_\_ is not X acting as an agent for another.  
  
(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are {use additional sheet if necessary}: N/A