

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: May 17, 2018

Re: **City Council Bill 18-0209 - Zoning Code – Modifications**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0209, for the purpose of making needed improvements to certain provisions that, during the course of actively implementing the new Zoning Code, were discovered to be functionally impractical or otherwise in need of modification to abate previously unanticipated consequences; correcting various errors, omissions, and inconsistencies; correcting, clarifying, and conforming various references and terminology; and generally relating to the zoning and development laws of the City of Baltimore.

If enacted, this bill would modify and improve the recently enacted zoning code and some of the changes would add clarity to make compliance with the code easier. For example, §14-325 adds language to clarify that the minimum lot requirement only applies to a standalone dealership or rental establishments - does not apply to a shared- or multi-use property, such as, a rental establishment located on the ground floor of an office building's parking garage.

HCD would like to add an amendment to correct an error in Article 32 (Zoning), Title 19 (Prohibited Conduct; Enforcement; Administrative and Judicial Review), Subtitle 2. (Enforcement), § 19-213 (Civil court proceedings). The amendment would replace "Circuit" with "District" Court. The amendment was drafted by Legislative Reference and reviewed by the City Law Department and is included as part of this bill report.

The Department of Housing and Community Development supports with amendment the passage of City Council Bill 18-0209.

MB:sd

**AMENDMENTS TO COUNCIL BILL 18-209
(1" Reader Copy)**

Proposed by: Department of Housing and Community Development
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 1, at the end of line 14, strike "and"; and, in line 15, after "19-207(d)(1)", insert ", and 19-213(a)"; and, on page 17, after line 33, insert:

"§ 19-213. Civil court proceedings.

(a) In general.

The Zoning Administrator, on behalf of the Mayor and City Council, may file a petition in [Circuit] DISTRICT Court to compel compliance with or obtain other relief under this Code.

COMMENT: Corrects reference in accord with the exclusive original civil jurisdiction granted by the State's Courts and Judicial Proceedings Article, § 4-401(8)."