

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

September 21, 2018

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

RE: CC Ord.17-0122: Rezoning – 1 North Haven Street, from the I-2 Zoning District (General Industrial) to the I-MU Zoning District (Industrial Mixed-Use)

Ladies and Gentlemen:

City Council Bill No. 17-0122 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0122 is to change the zoning of the property located at 1 North Haven Street as outlined in red on the accompanying plat, from the I-2 Zoning District (General Industrial) to the I-MU Zoning District (Industrial Mixed-Use).

While BMZA agrees with the Department of Planning, HCD, and BDC about the importance of maintaining contiguous tracks of industrially zoned land, we agree with BDC that the I-MU Zoning District can buffer commercial and residential properties from heavier I-2 zoning. Haven Street is a heavily trafficked corridor that already separates commercial and residential uses from contiguous I-2 and sporadic I-1 zones, but with C-3 and I-1/2 zones abutting R-8 zones in this area.

BMZA therefore supports the passage of Bill No. 17-0122 as the property will remain industrially zoned but will allow a broader set of development on this site while acting as a buffer between heavy industry and commercial and residential uses.. This Council may consider this a mistake during comprehensive rezoning that I-1/2 zones were not more fully buffered from commercial and residential zones with I-MU and similar zoning classifications as exists six blocks south at the intersection of Haven Street and Eastern Avenue.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mr. Kyron Banks, Mayors Office
of Council Relations
Ms. Natawna Austin, Office of
the City Council President
Mr. Geoffrey Veale, Zoning
Administrator