

Introduced by: Councilmember Clarke, *Stable*

Prepared by: Department of Legislative Reference

Date: November 13, 2018

Referred to: **LAND USE AND TRANSPORTATION** Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL *18-0305*

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – Certain Properties in the Harwood Community

FOR the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

BY amending

Article 32 - Zoning
Zoning District Map
Sheet 36
Baltimore City Revised Code
(Edition 2000)



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

_____	Baltimore City Public School System
_____	Baltimore Development Corporation
_____	City Solicitor
_____	Comptroller's Office
_____	Department of Audits
_____	Department of Finance
_____	Department of General Services
_____	Department of Housing and Community Development
_____	Department of Human Resources
_____	Department of Planning
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Department of Public Works
_____	Department of Real Estate
_____	Department of Recreation and Parks
_____	Department of Transportation
_____	Fire Department
_____	Health Department
_____	Mayor's Office of Employment Development
_____	Mayor's Office of Human Services
_____	Mayor's Office of Information Technology
_____	Office of the Mayor
_____	Police Department
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Board of Estimates
_____	Board of Ethics
_____	Board of Municipal and Zoning Appeals
_____	Comm. for Historical and Architectural Preservation
_____	Commission on Sustainability
_____	Employees' Retirement System
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Environmental Control Board
_____	Fire & Police Employees' Retirement System
_____	Labor Commissioner
_____	Parking Authority Board
_____	Planning Commission
_____	Wage Commission
_____	Other: _____
_____	Other: _____
_____	Other: _____

Boards and Commissions

CITY OF BALTIMORE
ORDINANCE **19-246**
Council Bill 18-0305

Introduced by: Councilmembers Clarke, Stokes
Introduced and read first time: November 19, 2018
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable
Council action: Adopted
Read second time: April 15, 2019

AN ORDINANCE CONCERNING

1 **Rezoning – Certain Properties in the Harwood Community**

2 FOR the purpose of changing the zoning for certain properties in the Harwood Community as
3 outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning
4 District; for certain properties as outlined in blue on the accompanying plat, from the R-8
5 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the
6 accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain
7 properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to
8 the I-MU Zoning District.

9 BY amending

10 Article 32 - Zoning
11 Zoning District Map
12 Sheet 36
13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**
16 Sheet 36 of the Zoning District Map is amended by changing from the R-7 Zoning District to the
17 C-1 Zoning District the following properties, as outlined in red on the plat accompanying this
18 Ordinance:

19 2611 Greenmount Avenue	Block 4070A Lot 008
20 2613 Greenmount Avenue	Block 4070A Lot 009
21 2615 Greenmount Avenue	Block 4070A Lot 010
22 2617 Greenmount Avenue	Block 4070A Lot 011
23 2619 Greenmount Avenue	Block 4070A Lot 012
24 2621 Greenmount Avenue	Block 4070A Lot 013
25 2623 Greenmount Avenue	Block 4070A Lot 014
26 2625 Greenmount Avenue	Block 4070A Lot 015
27 2627 Greenmount Avenue	Block 4070A Lot 016
28 2629 Greenmount Avenue	Block 4070A Lot 017
29 2631 Greenmount Avenue	Block 4070A Lot 018

EXPLANATION: CAPITALS indicate matter added to existing law.
{Brackets} indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 18-0305

1	2633 Greenmount Avenue	Block 4070A	Lot 019
2	2635 Greenmount Avenue	Block 4070A	Lot 020
3	2637-39 Greenmount Avenue	Block 4070A	Lot 021
4	2641 Greenmount Avenue	Block 4070A	Lot 023
5	2643 Greenmount Avenue	Block 4070A	Lot 024
6	2645 Greenmount Avenue	Block 4070A	Lot 025
7	2647 Greenmount Avenue	Block 4070A	Lot 026
8	2649 Greenmount Avenue	Block 4070A	Lot 027
9	2651 Greenmount Avenue	Block 4070A	Lot 028
10	2701 Greenmount Avenue	Block 4071	Lot 001
11	2703 Greenmount Avenue	Block 4071	Lot 002
12	2705 Greenmount Avenue	Block 4071	Lot 003
13	2707 Greenmount Avenue	Block 4071	Lot 004
14	2709 Greenmount Avenue	Block 4071	Lot 005
15	2711 Greenmount Avenue	Block 4071	Lot 006
16	2713 Greenmount Avenue	Block 4071	Lot 007
17	2715 Greenmount Avenue	Block 4071	Lot 008
18	2717 Greenmount Avenue	Block 4071	Lot 009
19	2719 Greenmount Avenue	Block 4071	Lot 010

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Sheet 36 of the Zoning District Map is
21 amended by changing from the R-8 Zoning District to the C-1 Zoning District the following
22 properties, as outlined in blue on the plat accompanying this Ordinance:

23	500 East 27 th Street	Block 4071	Lot 057
24	502 East 27 th Street	Block 4071	Lot 056
25	504 East 27 th Street	Block 4071	Lot 055
26	506 East 27 th Street	Block 4071	Lot 054
27	508 East 27 th Street	Block 4071	Lot 053
28	510 East 27 th Street	Block 4071	Lot 052
29	501 East 27 th Street	Block 4070A	Lot 029
30	503 East 27 th Street	Block 4070A	Lot 030
31	505 East 27 th Street	Block 4070A	Lot 031
32	507 East 27 th Street	Block 4070A	Lot 032
33	509 East 27 th Street	Block 4070A	Lot 033
34	511 East 27 th Street	Block 4070A	Lot 034

35 **SECTION 3. AND BE IT FURTHER ORDAINED,** That Sheet 36 of the Zoning District Map is
36 amended by changing from the R-8 Zoning District to the I-MU Zoning District the following
37 properties, as outlined in green on the plat accompanying this Ordinance:

38	2632 Mathews Street	Block 4070A	Lot 047
39	2634 Mathews Street	Block 4070A	Lot 048
40	2636 Mathews Street	Block 4070A	Lot 049
41	2638 Mathews Street	Block 4070A	Lot 050
42	2640 Mathews Street	Block 4070A	Lot 051
43	2642 Mathews Street	Block 4070A	Lot 052
44	2644 Mathews Street	Block 4070A	Lot 053
45	2646 Mathews Street	Block 4070A	Lot 054
46	2714 Mathews Street	Block 4071	Lot 032

Council Bill 18-0305

1	2716 Mathews Street	Block 4071	Lot 031
2	2718 Mathews Street	Block 4071	Lot 030
3	2720 Mathews Street	Block 4071	Lot 029

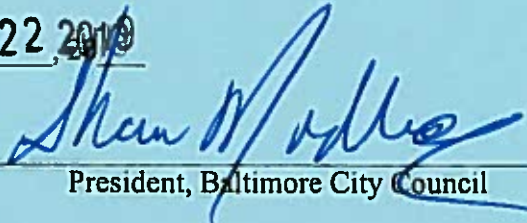
4 SECTION 4. AND BE IT FURTHER ORDAINED, That Sheet 36 of the Zoning District Map is
5 amended by changing from the R-7 Zoning District to the I-MU Zoning District the following
6 properties, as outlined in yellow on the plat accompanying this Ordinance:

7	509 East 28 th Street	Block 4071	Lot 022
8	513 East 28 th Street	Block 4071	Lot 024

9 SECTION 5. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the
10 accompanying plat and in order to give notice to the agencies that administer the City Zoning
11 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
12 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
13 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
14 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
15 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
16 the Zoning Administrator.

17 SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
18 after the date it is enacted.

Certified as duly passed this _____ day of APR 22 2019



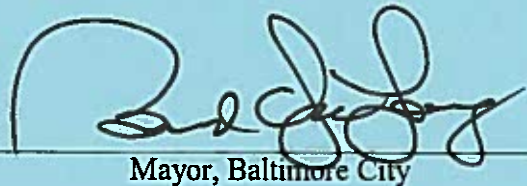
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of APR 22 2019




Chief Clerk

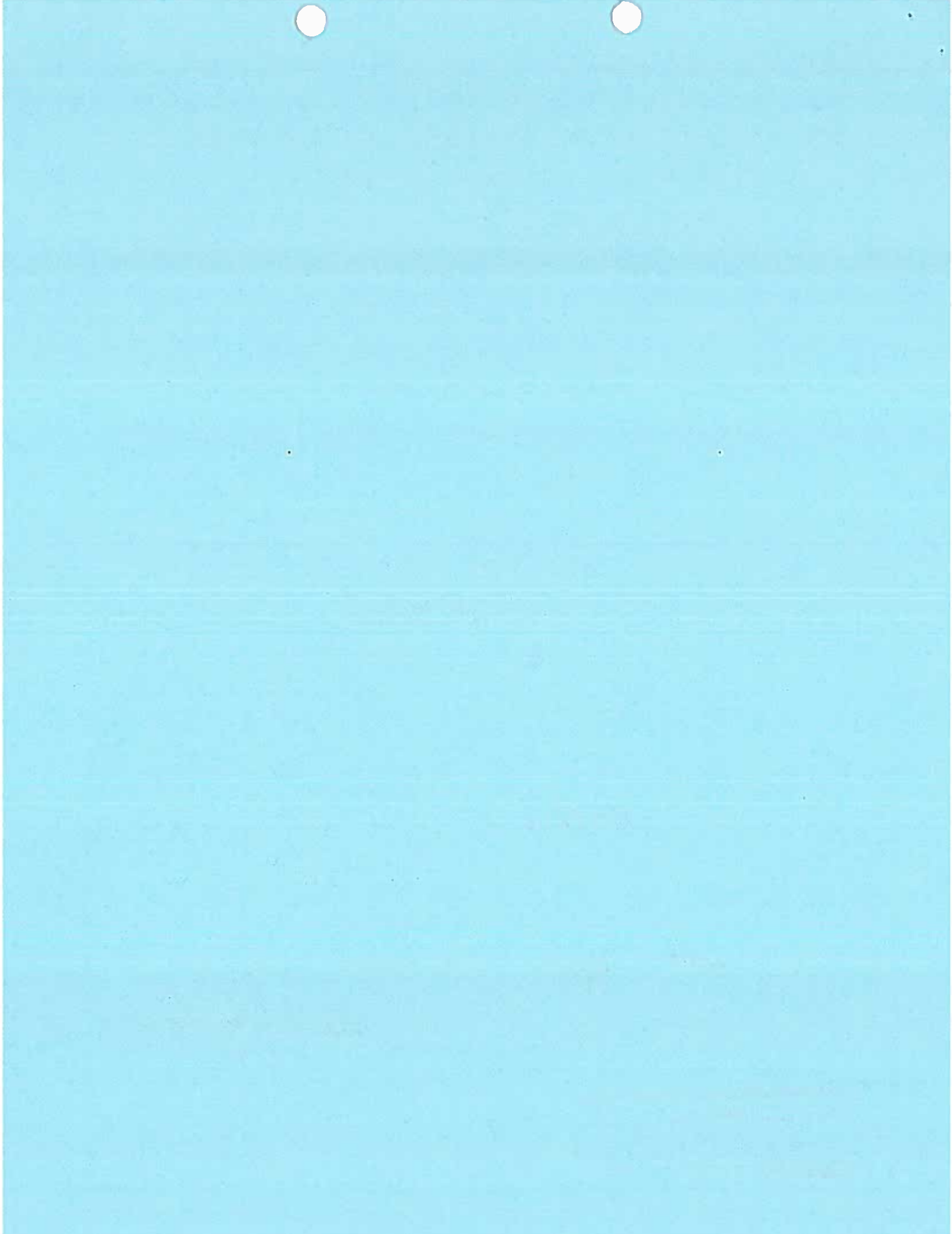
Approved this 24th day of April, 2019



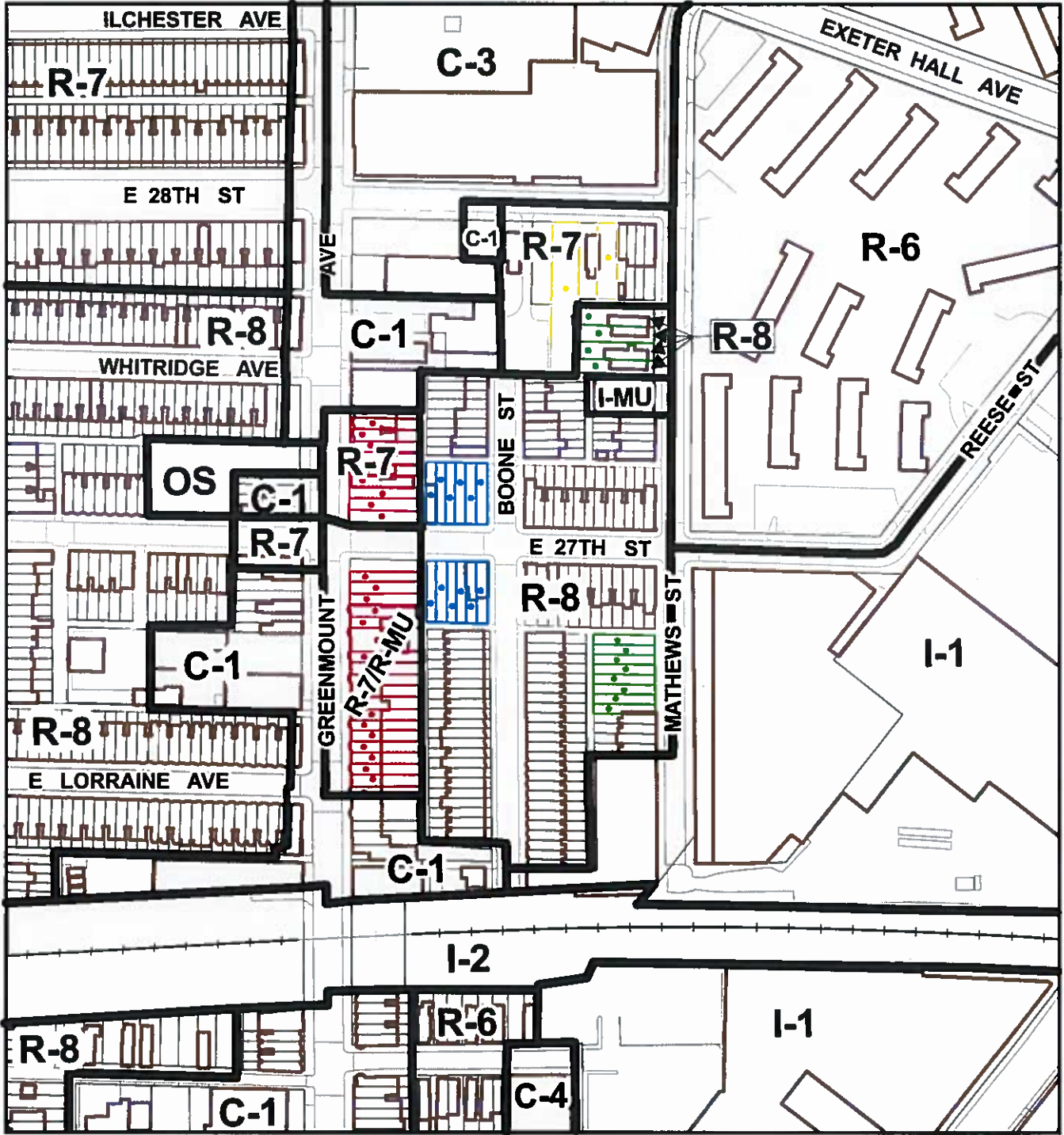
Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 24th Day of April 2019


Chief Solicitor



**SHEET NO. 36 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

MAYOR

 PRESIDENT CITY COUNCIL

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From R-7 Zoning to C-1 Zoning, As Outlined In Red On The Forthcoming Maps.

**2611 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 008
2613 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 009
2615 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 010
2617 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 011
2619 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 012
2621 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 013
2623 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 014
2625 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 015
2627 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 016
2629 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 017
2631 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 018
2633 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 019
2635 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 020
2637-39 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 021
2641 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 023
2643 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 024
2645 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 025
2647 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 026
2649 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 027
2651 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 028
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2703 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 002
2705 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 003
2707 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 004
2709 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 005
2711 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 006
2713 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 007
2715 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 008
2717 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 009
2719 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 010**

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From R-8 Zoning to C-1 Zoning, As Outlined In Blue On The Forthcoming Maps.

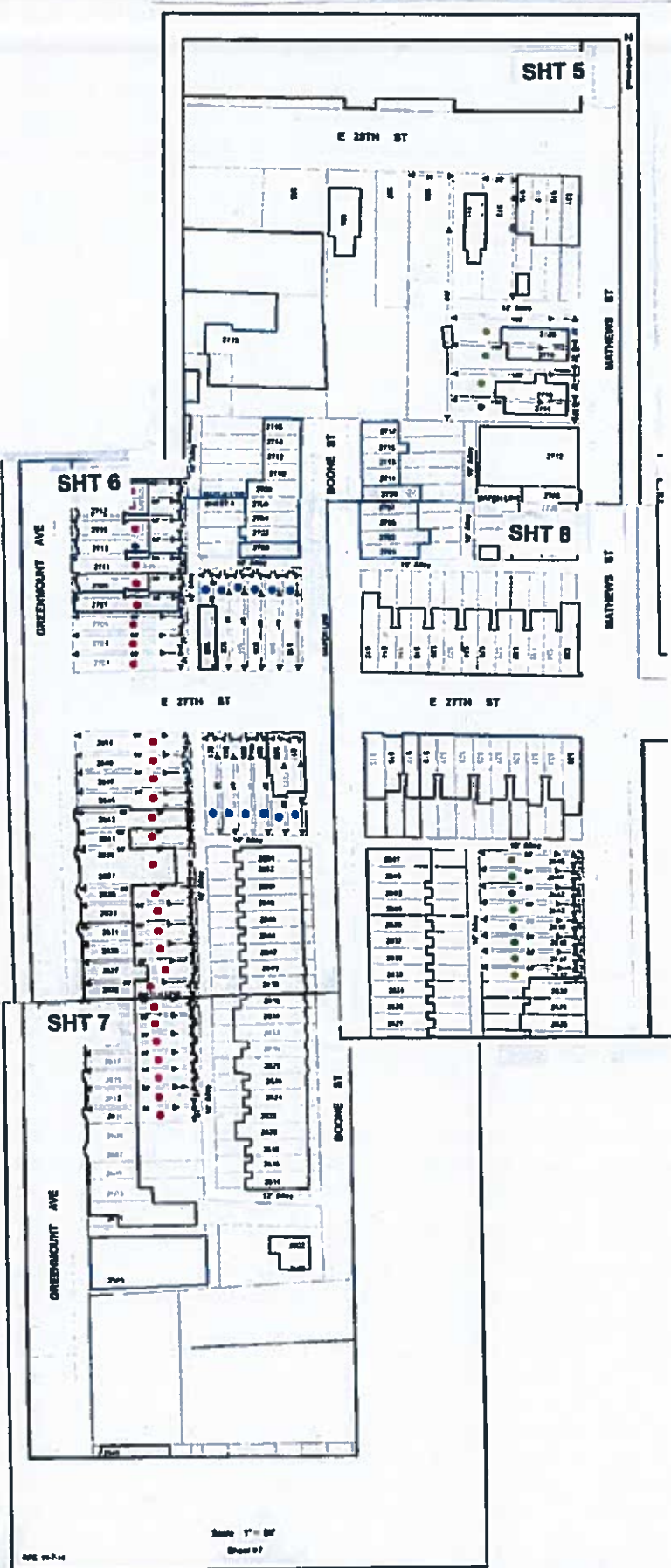
**500 East 27th Street Ward 9 Section 4 Block 4071 Lot 057
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501 East 27th Street Ward 9 Section 4 Block 4070A Lot 029
503 East 27th Street Ward 9 Section 4 Block 4070A Lot 030
505 East 27th Street Ward 9 Section 4 Block 4070A Lot 031
507 East 27th Street Ward 9 Section 4 Block 4070A Lot 032
509 East 27th Street Ward 9 Section 4 Block 4070A Lot 033
511 East 27th Street Ward 9 Section 4 Block 4070A Lot 034**

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From R-8 Zoning to I-MU Zoning, As Outlined In Green On The Forthcoming Maps.

**2632 Mathews Street Ward 9 Section 4 Block 4070A Lot 054
2634 Mathews Street Ward 9 Section 4 Block 4070A Lot 053
2636 Mathews Street Ward 9 Section 4 Block 4070A Lot 052
2638 Mathews Street Ward 9 Section 4 Block 4070A Lot 051
2640 Mathews Street Ward 9 Section 4 Block 4070A Lot 050
2642 Mathews Street Ward 9 Section 4 Block 4070A Lot 049
2644 Mathews Street Ward 9 Section 4 Block 4070A Lot 048
2646 Mathews Street Ward 9 Section 4 Block 4070A Lot 047
2714 Mathews Street Ward 9 Section 4 Block 4071 Lot 032
2716 Mathews Street Ward 9 Section 4 Block 4071 Lot 031
2718 Mathews Street Ward 9 Section 4 Block 4071 Lot 030
2720 Mathews Street Ward 9 Section 4 Block 4071 Lot 029**

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From R-7 Zoning to I-MU Zoning, As Outlined In Yellow On The Forthcoming Maps.

**509 East 28th Street Ward 9 Section 4 Block 4071 Lot 022
513 East 28th Street Ward 9 Section 4 Block 4071 Lot 024**

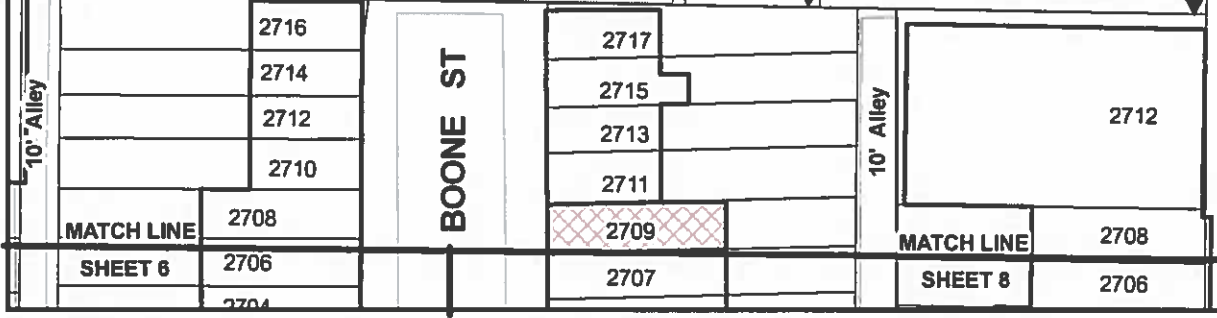


INDEX SHEET
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Sheet #4



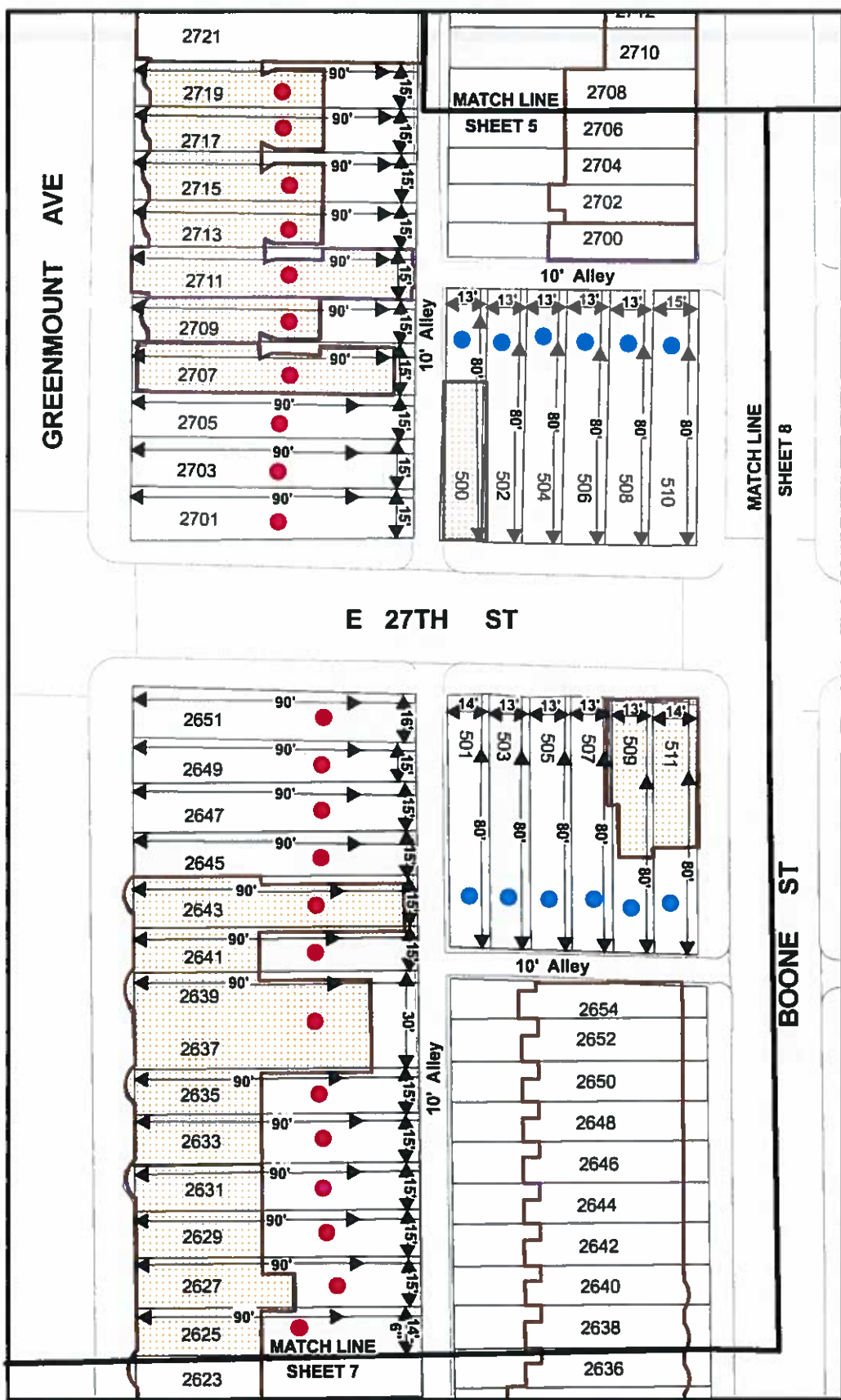
E 28TH ST

MATHEWS ST



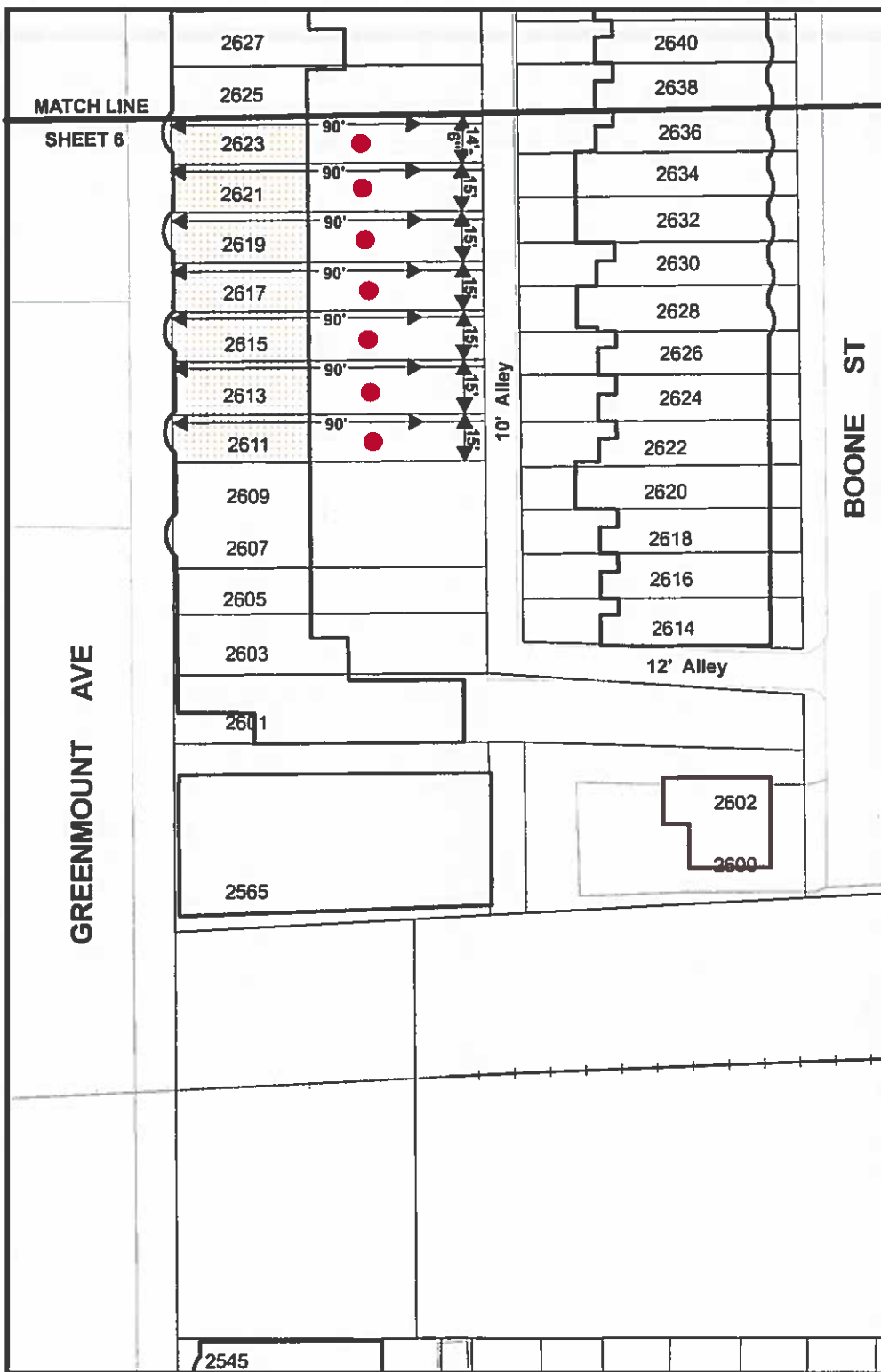
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Sheet #5



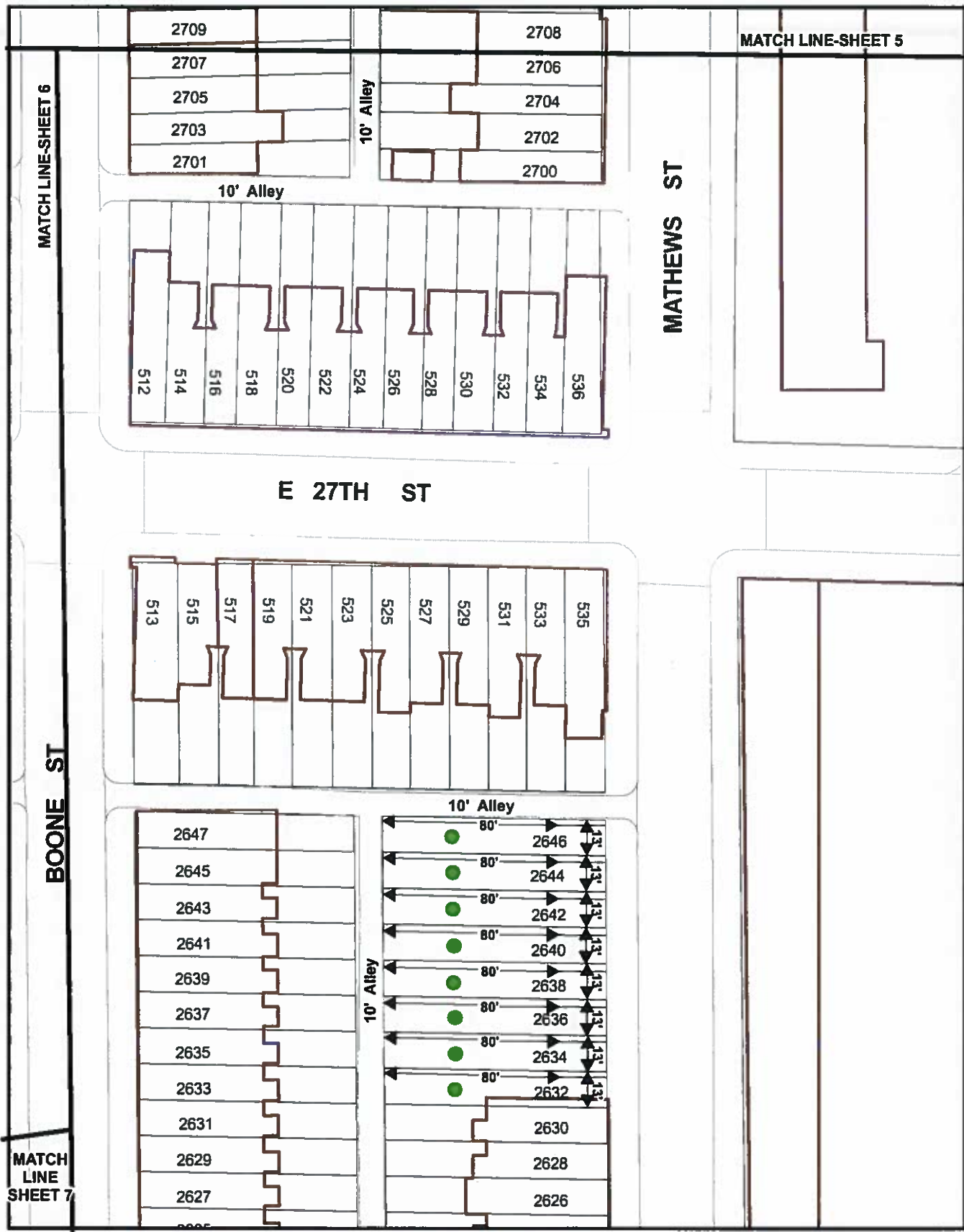
Scale: 1" = 50'

Sheet #6



Scale: 1" = 50'

Sheet #7



MATCH LINE-SHEET 6

MATCH LINE-SHEET 5

BOONE ST

MATHEWS ST

E 27TH ST

MATCH LINE SHEET 7

Scale: 1" = 50'

Sheet #8

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: March 27, 2019

BILL#: 18-0305

BILL TITLE: Rezoning - Certain Properties in the Harwood Community

MOTION BY: Costello SECONDED BY: Stokes

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	6	0	1	0

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11701197

Case #:

Description:

PUBLIC HEARING ON BILL NO. 18-0305

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/25/2019

Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 18-0305

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, March 27, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0305.

CC 18-0305 - ORDINANCE - Rezoning - Certain Properties in the Harwood Community

FOR the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

BY amending
Article 32 - Zoning
Zoning District Map
Sheet 36
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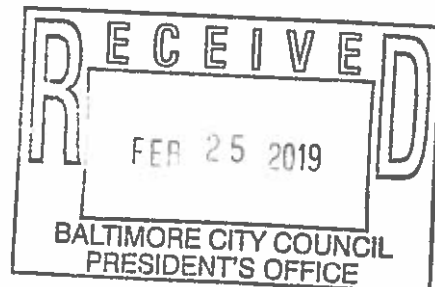
NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Councilmembers Mary Pat Clarke and Robert Stokes

For more information, contact: Committee Staff at (410) 396-1260.

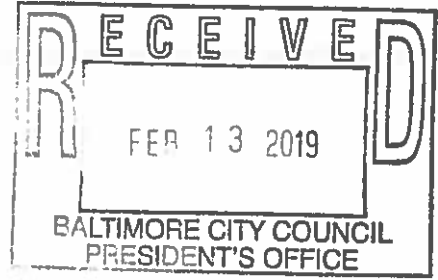
EDWARD REISINGER
Chair

225



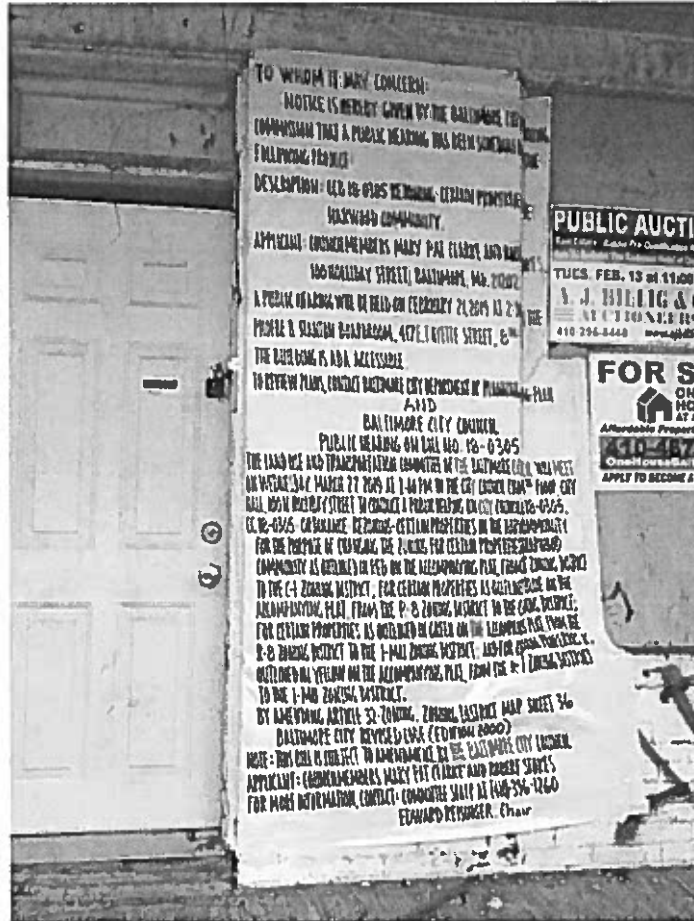
Certificate of Posting

Department of Planning
417 E. Fayette Street
Baltimore, Md. 21202



RE: CCB 18-0305 Rezoning – Certain Properties in the Harwood Community

This is to certify that the necessary signs were posted conspicuously, on the properties, at 2714 Mathews St., 2641 Greenmount Ave. and 509 E. 28th. St. on February 10 & 11, 2019.



2714 Mathews Street (1 of 3)
(posted 2/10/19)

Councilmembers: Mary Pat Clarke and Robert Stokes



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Certificate of Posting

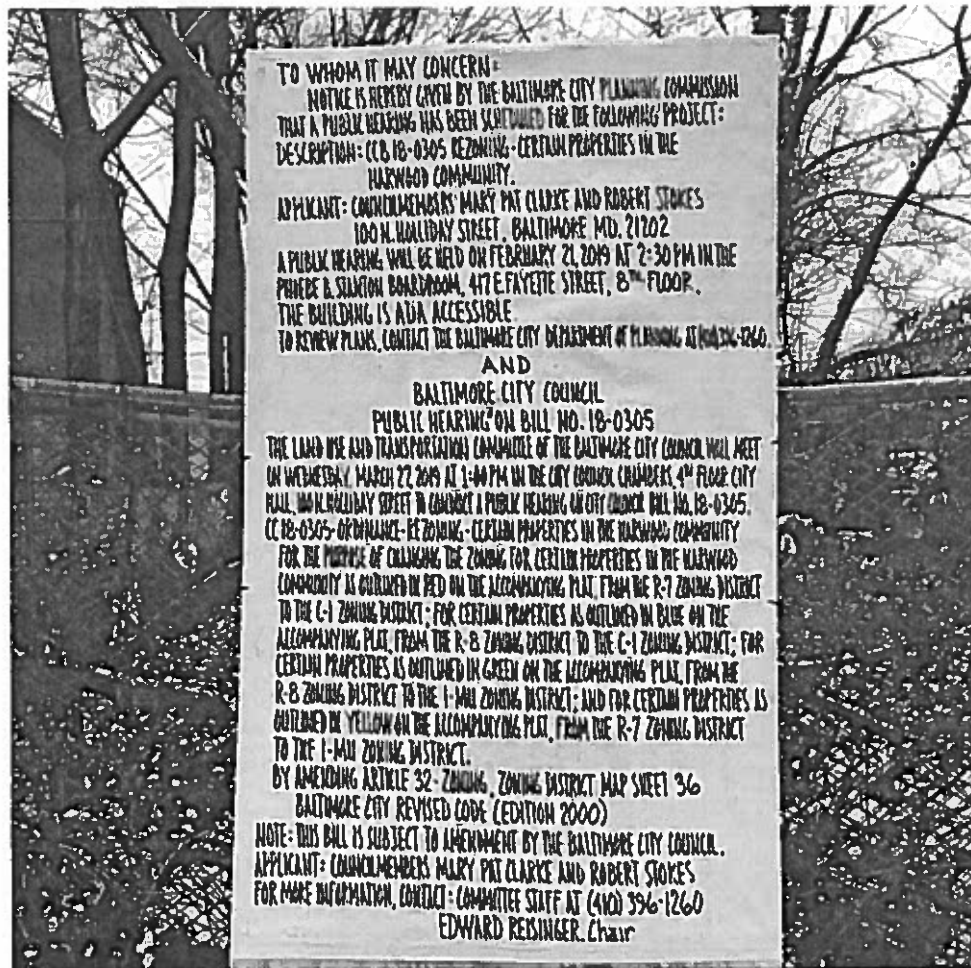
Department of Planning

417 E. Fayette Street

Baltimore, Md. 21202

**RE: CCB 18-0305 Rezoning – Certain Properties in the
Harwood Community**

This is to certify that the necessary signs were posted conspicuously, on the properties, at 2714 Mathews St., 2641 Greenmount Ave. and 509 E. 28th. St. on February 10 & 11, 2019.



509 E. 28th Street (3 of 3)

(posted 2/11/19)

Councilmembers: Mary Pat Clarke and Robert Stokes



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Certificate of Posting

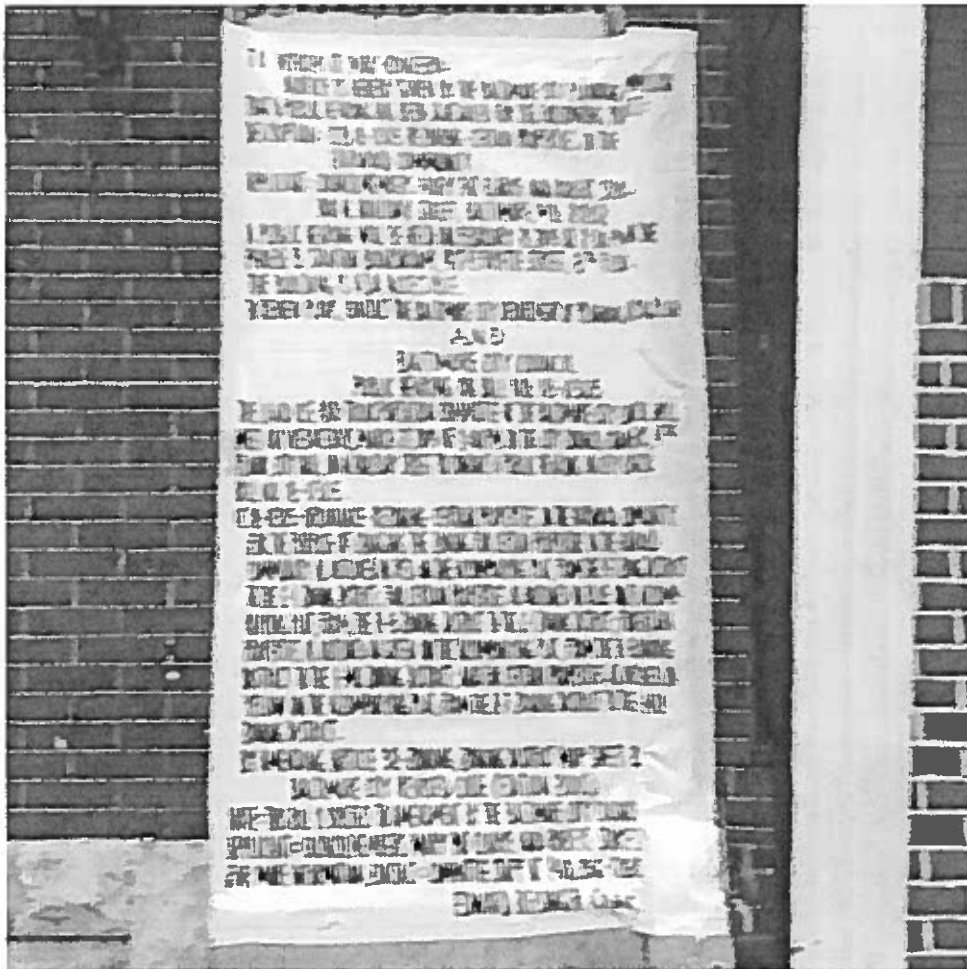
Department of Planning

417 E. Fayette Street

Baltimore, Md. 21202

RE: CCB 18-0305 Rezoning – Certain Properties in the
Harwood Community

This is to certify that the necessary signs were posted conspicuously, on the properties, at 2714 Mathews St., 2641 Greenmount Ave. and 509 E. 28th. St. on February 10 & 11, 2019.




2641 Greenmount Ave. (2 of 3)
(posted 2/10/19)

Councilmembers: Mary Pat Clarke and Robert Stokes



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FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0305 / REZONING - CERTAIN PROPERTIES IN THE HARWOOD COMMUNITY		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: February 25, 2019

At its regular meeting of February 21, 2019, the Planning Commission considered City Council Bill #18-0305, for the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #18-0305 and adopted the following resolution nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0305 be passed by the City Council.

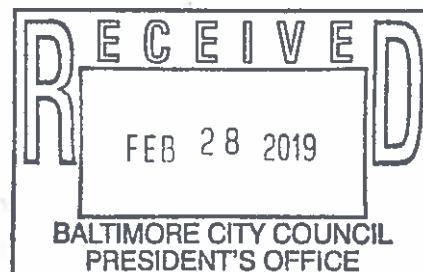
If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Jeff Amoros, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Tyrell Dixon, DCHD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Michael Castagnola, DOT
Ms. Natawna Austin, Council Services
Mr. Ervin Bishop, Council Services

Favorable





Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman



Chris Ryer
Director

STAFF REPORT

REQUEST: City Council Bill #18-0305/ Rezoning – Certain Properties in the Harwood Community

For the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

RECOMMENDATION: Approval

STAFF: K. Reni Lawal-Simmons

PETITIONERS: Councilmembers Clarke, Stokes

OWNERS: Various, of properties in the odd-numbered 2600 and 2700 blocks of Greenmount Avenue, of properties in the even and odd numbered 500 block of East 27th Street, of properties in the even-numbered 2600 and 2700 blocks of Mathews Street, and of 509 and 513 East 28th Street.

SITE/GENERAL AREA

Site Conditions: A vast majority, thirty-three of the fifty-six subject properties, are vacant lots. The properties along Greenmount Avenue are improved with three-story attached structures, most in poor condition with the exception of a few with retail operations on the ground level. The structures that remain on East 27th and Mathews Streets are modest, brick two-story attached rowhomes.

General Area: The properties that are the subject of this bill are situated between the CSX railroad tracks to the south, Greenmount Avenue to the west, 28th Street to the north, and Mathews Street to the east. The broader neighborhood is comprised of modest two-story rowhomes, a retail shopping center, built in the 1950s, north of Greenmount Avenue and 28th Street, a sprawling apartment complex east of the shopping center and Greenmount Avenue between 29th and 27th Streets, and industrial buildings east of Greenmount Avenue south of 28th Street.

HISTORY

The subject properties were included in the comprehensive rezoning of Baltimore City that was adopted by Ordinance 16-581 and technically amended by Ordinance 17-015. This, the current Zoning Code, became effective on June 5, 2017.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore City, LIVE Goal 2, Objective 2: Streamline and Strengthen the Development Process by Modernizing the Zoning Code to meet current needs. The new, now current, Zoning Code created many new and more flexible land use categories in recognition of the fact that changes in economic and cultural factors drive decisions on land use and their details, such as choice of location for business or personal residential use. The proposed action also supports EARN Goal 1, Objective 1: Retain and attract Businesses in all Growth Sectors, to the extent that it would, by increasing possible uses of the existing structures in the area that would be rezoned, offer small and start-up businesses additional locations to consider within the City of Baltimore.

This rezoning effort is a direct result of the Greenmount LINCS initiative that began in the summer of 2015. The Urban Land Institute (ULI) Technical Assistance Panel (TAP) report recommends several strategies to revitalize the Greenmount Avenue corridor including connecting major development nodes with multi-story mixed-use structures. The properties in this bill are situated between two major nodes identified in the report: the 25th Street and the 29th Street retail nodes. The proposed action would allow for the type of development along Greenmount Avenue that is appropriate for a major commercial corridor as well as other appropriate infill development just outside the corridor, as detailed in the report.

The East Harwood Land Use Plan, an effort spearheaded by the Harwood community with technical support from the Neighborhood Design Center, focuses on a vision for the area between the CSX tracks to the south, Greenmount Avenue to the west, 28th Street to the north and Mathews Street to the east. The first phase of the planning included a visioning workshop, which resulted in the community identifying the 2600 and 2700 blocks of Greenmount Avenue for major redevelopment. This bill would support the type of redevelopment the community is seeking for this blighted area.

ANALYSIS

“Comprehensive rezoning” means an ordinance that is

- (1) Initiated by City government to modify the zoning classifications of multiple properties;
- (2) Based on considerations concerning the common needs of a substantial geographic area, involving a considerable number of properties;
- (3) Designed to control and direct the use of land and structures according to present and planned future conditions; and
- (4) The product of: (i) careful consideration and extensive study by the Planning Department; and (ii) review by the Planning Commission. *Zoning Code, §1-304(m)*

Through the City-wide study, beginning in 2010, of the all properties in Baltimore in preparation the for comprehensive rezoning of the City, both the Planning Department and the Planning Commission recommended the subject properties of City Council Bill 18-0305 be zoned R-7, R-7/R-MU, and R-8 based upon their current land uses, existing structures, and land use trends influencing north-central areas of Baltimore. Specifically, the R-7/R-MU overlay designation was used to preserve the bow front, three-story rowhomes along Greenmount Avenue while allowing for limited non-residential uses.

More recent study of this area through the Greenmount LINCS initiative (2015) and the subsequent East Harwood Land Use Visioning process (2017) has revealed that the structures intended to be protected by the zoning categories chosen have been demolished or became severely distressed.

The proposed change for the Greenmount and 27th Street properties to C-1 is the most appropriate zoning classification for the corridor. This C-1 category permits neighborhood commercial as well as multi-family. Greenmount Avenue is a busy commercial thoroughfare that does not lend itself to rowhouse living. Many of the rowhomes in close proximity that face Greenmount Avenue are vacant. Commercial or mixed-use buildings with residential units above non-residential uses are better suited for this type of commercial corridor. Also, the proximity to other industrial business along the east side of Mathews Street makes the proposed I-MU zoning change for the properties along 28th Street and the west side of Mathews Streets a seamless transition from the dense residential area.

City Council Bill 18-0305, if adopted, would be considered a comprehensive rezoning action due to the number and extent of the properties affected, its reflection of consideration of common needs of the geographic area concerned, its direction of use of land and structures according to present and future conditions, and the fact that its outcome would reflect careful consideration and extensive study by the Planning Department and review by the Planning Commission.

Notification: Public notice of this hearing was given by posting of signs meeting Planning Commission specifications at three locations in the affected area: 509 E. 28th Street, 2641 Greenmount Avenue, and 2714 Mathews Street. Separate direct notices were sent to all property owners of record for the fifty-six properties that would be affected by this action.



Chris Ryer
Director

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

March 22, 2019

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

**RE: CC Bill #18-0305 Rezoning – Certain Properties in the Harwood
Community**

Ladies and Gentlemen:

City Council Bill No. 18-305 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

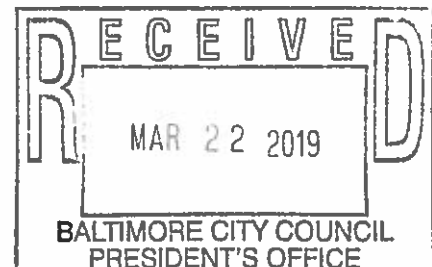
The purpose of City Council Bill No. 18-305 is to change the zoning for certain properties in the Harwood Community from the R-7 Zoning District to the C-1 Zoning District; for certain properties from the R-8 Zoning District to the C-1 Zoning District; for certain properties from the R-8 Zoning District to the I-MU Zoning District; and for certain properties from the R-7 Zoning District to the I-MU Zoning District.


The BMZA has reviewed the legislation and concurs with the report and recommendation of the Planning Commission recommending approval of CC Bill. 18-305.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0305		

TO: Mayor Catherine E. Pugh
TO: Land Use and Transportation Committee
FROM: Department of Transportation
POSITION: Support
RE: Council Bill 18-0305

DATE: 3/26/19

INTRODUCTION – AN ORDINANCE concerning Rezoning – Certain Properties in the Harwood Community.

PURPOSE/PLANS -

FOR the purpose of changing the zoning for certain properties in the Harwood Community as 4 outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning 5 District; for certain properties as outlined in blue on the accompanying plat, from the R-8 6 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the 7 accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain 8 properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to 9 the I-MU Zoning District.

COMMENTS – City Council Bill 18-0305 seeks to change the zoning in an area of the Harwood Community, to a more appropriate zoning for urban, mixed-use corridors abutting a major arterial with excellent transit service. The area is bordered by Greenmount Avenue on the west, the Waverly Tower Shopping Center on the north an apartment complex and industrial uses on the east and the depressed CSX tracks on the south. This blighted area is comprised of vacant lots and deteriorated rowhouses.

The zoning change will provide added flexibility - allowing for retail or multi-family development as has been recently built several blocks on Greenmount Avenue.

AGENCY/DEPARTMENT POSITION – The Department of Transportation supports the Council Bill 18-0305.

If you have any questions, please do not hesitate to contact Eboni Wimbush, Chief of Staff at 410-396-6802 or via email Eboni.Wimbush@baltimorecity.gov.

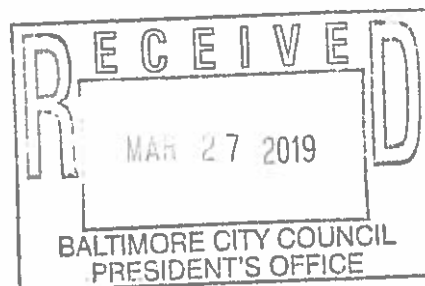
Sincerely,



MICHELLE POURCIAU
DIRECTOR

MP:mm

cc: Eboni Wimbush
Files



F

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



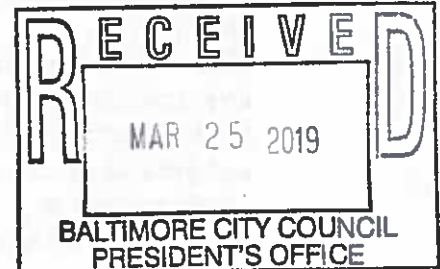
DEPARTMENT OF LAW

ANDRE M. DAVIS, City Solicitor
101 City Hall
Baltimore, Maryland 21202

March 25, 2019

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Favorable



Re: City Council Bill 18-0305 – Rezoning – Certain Properties in the Harwood Community

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0305 for form and legal sufficiency. The bill would change the zoning for certain properties in the Harwood community from the R-7 to C-1, from R-8 to C-1, from R-8 I-MU and from R-7 to I-MU.

The rezoning proposed by this bill is comprehensive rezoning. In *Mraz v. County Comm'rs of Cecil County*, 291 Md. 81 (1981) the Court outlined the criteria that need to be satisfied before a rezoning can be deemed “comprehensive”:

The indicia of “comprehensiveness” in zoning are well established. A comprehensive zoning or rezoning must be well thought out, the product of careful consideration and extensive study, and based upon considerations concerning the common needs of the particular area. It must be designed to control and direct the use of land and buildings according to present and planned future conditions, to accomplish as far as possible the most appropriate uses of land consistent with the public interest and the safeguarding of the interests of the individual property owners. Other characteristics of comprehensiveness may be found in the fact that the zoning or rezoning applies to or covers a substantial or wide geographical area, that it regulates all uses, and that it covers all of the usual factors of land utilization: height, area and use. The fact that few changes in zoning are made does not affect the comprehensive nature of the zoning or rezoning.

291 Md. at 88-89.

The City’s Zoning Code operationalized this standard by defining “comprehensive rezoning” as an ordinance that is:

- (1) initiated by City government to modify the zoning classifications of multiple properties;
- (2) based on considerations concerning the common needs of a substantial geographic area, involving a considerable number of properties;
- (3) designed to control and direct the use of land and structures according to present and planned future conditions; and
- (4) the product of:
 - (i) careful consideration and extensive study by the Planning Department; and
 - (ii) review by the Planning Commission.

City Code, Art. 32, § 1-304(m).

Unlike piecemeal rezoning which entails a quasi-judicial process, comprehensive zoning is purely a legislative process, requiring merely generalized considerations of the types and uses of properties within the area to be rezoned. *See Mayor & Council of Rockville v. Rylyns Enters.*, 372 Md. 514, 532 (2002) (original and comprehensive zoning are purely legislative processes). When a determination is made that legislation is an act of comprehensive rezoning, the only substantive inquiry thereafter is whether the act is a proper exercise of the police power. As the Court declared in *Ark Readi-Mix Concrete Corp. v. Smith*, 251 Md. 1 (1968):

Zoning is a legislative function, and when reviewing the acts of the zoning authorities, the duty of the courts is to decide whether such action was arbitrary, discriminatory or illegal. A court cannot substitute its judgment for that of the zoning authorities if their decision is supported by substantial evidence and the issue before them is fairly debatable. When a comprehensive map designed to cover a substantial area is adopted, it is entitled to the same presumption of correctness as an original zoning. Thus, persons attacking the correctness of the map's classifications have a heavy burden of overcoming the presumption of their validity. This burden is heavier in the case of comprehensive zoning than in the case of piecemeal reclassification.
(citations omitted)

251 Md. at 4.

We note further that the test of a "substantial" area for purposes of comprehensive zoning is a flexible one. Just as in piecemeal zoning where the concept of "neighborhood" is flexible in determining whether a change in the neighborhood has taken place, whether an area is sufficiently substantial to qualify for comprehensive zoning varies according to the geographical location involved. *Woodward & Lothrop*, 280 Md. 686, 705 (1977).

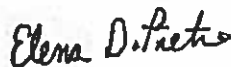
Finally, the Planning Commission Report ("Report") provides evidence that the proposed rezonings are the product of careful consideration, extensive study and review by the Planning Department and the Planning Commission. The Report notes that since the study conducted for

Transform Baltimore, more recent studies of this area through the Greenmount LINCS and the subsequent East Harwood Land Use Visioning process (2017) have revealed that some of the structures intended to be protected by the zoning classifications in Transform have been demolished or are severely distressed. The Transform classifications are therefore no longer appropriate. In addition, both the Planning Department and Planning Commission studied these properties. See Report at 3. Both entities recommended the classifications proposed in the bill.

Finally, we point out that certain procedural requirements apply to this bill beyond those discussed above because a change in the zoning classification of a property is deemed a "legislative authorization." Art. 32, § 5-501(2)(iii). Specifically, notice of the City Council hearing must be given by publication in a newspaper of general circulation in the City, by posting in conspicuous places around the perimeter of the property and by first-class mail to each person who appears on the tax records of the City as an owner of the property to be rezoned. Art. 32, §5-601(b). The notice of the City Council hearing must include the date, time, place and purpose of the hearing, as well as the addresses of the properties and the name of the applicant. Art. 32, §5-601(c). The posted notices must be at least 3 feet by 4 feet in size, placed at a prominent location, and at least one sign must be visible from each of the property's street frontages. Art. 32, §5-601(d). The published and mailed notices must be given at least 15 days before the hearing; the posted notice must be at least 30 days before the public hearing. Art. 32, §5-601(e) and (f).

Assuming the required procedures are satisfied, the Law Department is prepared to approve the bill as drafted for form and legal sufficiency.

Sincerely yours,



Elena DiPietro
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Jeff Amoros, Mayor's Legislative Liaison
Ashlea Brown, Assistant Solicitor
Victor Tervalo, Chief Solicitor
Hilary Ruley, Chief Solicitor
Avery Aisenstark



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: March 21, 2019

Re: **City Council Bill 18-0305, Rezoning – Certain Properties in the Harwood Community**

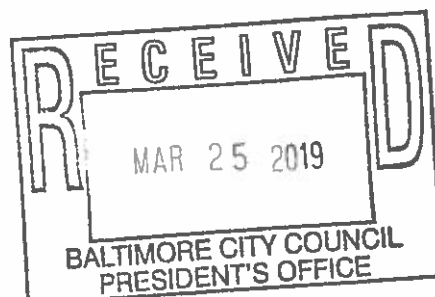
The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 18-0305, for the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

If enacted, this bill will represent a “comprehensive rezoning” of this portion of the Harwood community. As noted in its staff report, the Planning Department arrived at these zoning changes through careful consideration and extensive study. Their analysis found that these changes better suit present and planned future conditions in the area. On February 25th, 2019 the Planning Commission concurred with the Planning Department’s staff report and recommended approval of the bill.

DHCD agrees with the Planning Commission’s recommendation and supports the passage City Council Bill 18-0305

MB:td

cc: Mr. Jeffrey Amoros, *Mayor’s Office of Government Relations*





MEMORANDUM

DATE: March 8, 2019
TO: Land Use and Transportation Committee
FROM: William H. Cole, President and CEO *[Signature]*
POSITION: Support
SUBJECT: City Council Bill 18-0305 – Rezoning – Certain Properties in the Harwood Community

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 18-0305 introduced by Councilmembers Mary Pat Clarke and Robert Stokes.

PURPOSE

The purpose of this bill is changing the zoning for certain properties in the Harwood Community from the R-7 Zoning District to the C-1 Zoning District; certain properties from the R-8 Zoning District to the C-1 Zoning District; certain properties R-8 Zoning District to I-MU Zoning District; and for certain properties from R-7 Zoning District to the I-MU Zoning District.

BRIEF HISTORY

Pursuant to Objective 3.1 outlined in the Leveraging Investment in Neighborhood Corridors (LINC)s Implementation Strategy for Greenmount Avenue, which states “Make certain the proposed zoning allows for the type of development that makes a vibrant corridor.” Strong City Baltimore, Central Baltimore Partnership and the Department of Planning worked with the Harwood Community to develop a plan for rezoning certain properties to facilitate revitalization. An East Harwood Land Use Visioning Workshop was held on November 29, 2017, and a draft plan was presented to the Harwood Community Association in April 2018. This is a community-led effort.

FISCAL IMPACT

NONE

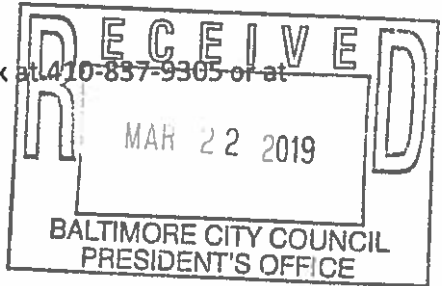
AGENCY POSITION

BDC is in support of City Council Bill 18-0305.

If you have any questions, please do not hesitate to contact Kim Clark at 410-837-9305 or at kclark@baltimoredevelopment.com.

cc: Jeffrey Amoros

[CM]



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, March 27, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0305

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 6 - Member Edward Reisinger, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.
- Absent** 1 - Member Sharon Green Middleton

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0305

Rezoning - Certain Properties in the Harwood Community

For the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

Sponsors: Mary Pat Clarke, Robert Stokes, Sr.

A motion was made by Member Costello, seconded by Member Stokes, Sr., that the bill be recommended favorably. The motion carried by the following vote:

- Yes:** 6 - Member Reisinger, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.
- Absent:** 1 - Member Middleton

ADJOURNMENT



HEARING NOTES

Bill: 18-0305

Rezoning - Certain Properties in the Harwood Community

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: March 27, 2019
Time (Beginning): 1:00 PM
Time (Ending): 1:18 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~ 20
Committee Members in Attendance:
Reisinger, Edward, Chairman
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert

Bill Synopsis in the file?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or <u>audio-digitally</u> recorded?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:.....	Councilmember Costello		
Seconded by	Councilmember Stokes		
Final Vote:.....	Favorable		

Major Speakers
(*This is not an attendance record.*)

- Ms. K. Reni Lawal-Simmons, Department of Planning
 - Mr. David Framm, Department of Transportation
 - Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
 - Mr. Jeff Amoros, Office of the Mayor
 - Ms. Tyrell Dixon, Department of Housing and Community Development
 - Mr. Christine Moore, Baltimore Development Corporation
 - Mr. Pat Cunningham, owner of property at 503 E. 28th Street
-

Major Issues Discussed

1. Councilmember Reisinger introduced committee members and read the bill's title, purpose and public notice certification report.
 2. Councilmember Clarke stated her support for the bill. She commented on the purpose for introducing the bill which addresses land use and zoning improvements needed for the Harwood Community. Although housing on Greenmount is zoned residential, many of the properties are used for commercial activity. Properties will be rezoned to commercial and industrial mixed-use.
 3. Councilmember Stokes stated his support for the bill.
 4. Ms. K. Reni Lawal-Simmons presented a summary of the Planning Commission's report which supports the rezoning.
 5. Agency representatives testified on their respective agency's position on the bill. All agency reports were in support of the bill.
 6. Mr. Pat Cunningham, who owns 503, 505 and 507 28th Street, stated that he would like for his property at 503 28th Street to be rezoned to I-MU. Councilmember Clarke provided information about the rezoning process and the properties in question.
 7. The committee voted to recommend the bill favorable.
 8. The hearing was adjourned.
-

Further Study

Was further study requested?
If yes, describe.

Yes No

Committee Vote:

Reisinger, Edward, Chairman	Yea
Middleton, Sharon, Vice Chair	Absent
Clarke, Mary Pat	Yea
Costello, Eric.....	Yea
Dorsey, Ryan.....	Yea

Pinkett, LeonYea
Stokes, Robert:.....Yea

Jennifer L. Coates, Committee Staff *JLC*

Date: March 27, 2019

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE

CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation

Chairperson: Edward Reisinger

Date: March 27, 2019

Time: 1:00 PM

Place: Clarence "Du" Burns Chambers

Subject: Rezoning - Certain Properties in the Harwood Community

CC Bill Number: 18-0305

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>John</i>	<i>Cummings</i>		<i>505 E. 28th St</i>	<i>21213</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Christine</i>	<i>Moore</i>		<i>BDC</i>		<i>cmoores@balimoredelpart.com</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, March 27, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0305

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0305

Rezoning - Certain Properties in the Harwood Community

For the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

Sponsors:

Mary Pat Clarke, Robert Stokes, Sr.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, March 27, 2019

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0305

Rezoning - Certain Properties in the Harwood Community

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac “Yitzy” Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac “Yitzy” Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac “Yitzy” Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac “Yitzy” Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)



BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0305

Rezoning - Certain Properties in the Harwood Community

Sponsor: Councilmembers Clarke and Stokes

Introduced: November 19, 2018

Purpose:

For the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

Effective: 30th day after enactment

Hearing Date/Time/Location: March 27, 2019 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission

Favorable

Board of Municipal and Zoning Appeals

Department of Law

Department of Transportation

Department of Housing and Community Development

Baltimore Development Corporation



Analysis

Current Law

Article 32 – Zoning District Map; Sheet 36; Baltimore City Revised Code (Edition 2000)

Background

If approved, Bill 18-0305 proposes a comprehensive rezoning for certain properties in the Harwood Community. The properties will be rezoned from residential (R-7 and R-8) to commercial (C-1) or industrial mixed use (I-MU). The properties are located between the CSX railroad track to the south, Greenmount Avenue to the west, 28th Street to the north, and Mathews Street to the east.

The neighborhood has two-story and three story attached row homes. A shopping center lies just north of Greenmount Avenue and 28th Street. Industrial buildings are situated to the east of Greenmount Avenue.

The properties have various owners. Thirty-three (33) of the fifty-six (56) properties are vacant lots. The properties are part of a major redevelopment initiative spearheaded by the Harwood Community. Redevelopment in the area is a direct result of the following:

- Greenmount LINC Initiative – In 2015, LINC (Leveraging Investment in Neighborhood Corridors) was created by Mayor Stephanie Rawlings Blake, to revitalize major city corridors. The Greenmount LINC initiative was the first of five corridors to be studied. The Urban Land Institute (ULI) Technical Assistant Panel (TAP) studied land use and real estate issues in the Greenmount Avenue area and provided strategic advice in a report “ULI Baltimore Greenmount Avenue TAP,” Dated: 02/18/16. Bill 18-0305 addresses recommendations from the report to connect development nodes (25th Street and 29th Street) along Greenmount Avenue.
- The East Harwood Land Use Plan – An effort spearheaded by the Harwood Community, with technical assistance from the Neighborhood Design Center (NDC), identified properties that had been rezoned under the Transform Baltimore process, but were demolished or had become distressed. Properties listed for rezoning in Bill 18-0305 support redevelopment of the vacant lots and blighted area.

Zoning for the properties is reflected in the table below:

Property	Zoning District		
	Prior to Transform	Current	Proposed
2600 Block of Greenmount Avenue (odd side) Red on Plat	B-1-2	R-7	C-1
2700 Block of Greenmount Avenue (odd side) Red on Plat	B-1-2	R-7	C-1
500 Block of East 27 th Street (even and odd sides) Blue on Plat	R-8	R-8	C-1
2600 Block Matthews Street (even side) Green on Plat	R-8	R-8	I-MU
2700 Block Matthews Street (even side) Green on Plat	R-8	R-8	I-MU
500 Block East 28 th Street (odd side) Yellow on Plat	R-8	R-7	I-MU

(See the attached plats)

Zoning Use Tables, showing the types of uses allowed for the C-1 and I-MU zoning districts, are attached. Below are descriptions of the current and proposed zoning districts:

Current Zoning District – R-7 and R-8

§ 9-203. R-7 Mixed Residential District.

(a) Neighborhoods.

The R-7 Mixed Residential Zoning District is intended for those areas that offer a diverse range of housing types. Development in this district accommodates a transition between naturalistic and urban residential settings.

§ 9-204. R-8 Rowhouse Residential District.

(a) Neighborhoods.

The R-8 Rowhouse Residential Zoning District is intended to accommodate and maintain the traditional form of urban rowhouse development typical of many of the City’s inner neighborhoods, which contain continuous, block-long rowhouse development built to or only modestly set back from the street.

Proposed Zoning District – C-1

§ 10-201. C-1 Neighborhood Business District.

(a) Areas for which intended.

The C-1 Neighborhood Business Zoning District is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood.

(b) Standards.

The C-1 District standards are crafted to:

- (1) ensure compatibility between neighboring residential and commercial uses;
- (2) maintain the proper scale of commercial use; and
- (3) address the unique issues related to smaller commercial sites.

(Ord. 16-581)

Proposed Zoning District – I-MU

§ 11-203. I-MU Industrial Mixed-Use District.

(a) Intent.

The I-MU Industrial Mixed-Use Zoning District is intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. These older industrial buildings are often surrounded by residential and other non-industrial uses.

(b) Surrounding, non-industrial uses.

Examples of non-industrial uses, creating a mixed-use or multi-tenant environment, include:

- (1) live-work dwellings;
- (2) residential uses;
- (3) commercial uses; and
- (4) limited institutional uses.

Additional Information

Fiscal Note: Not Available

Information Source(s): Urban Land Institute Baltimore – *“ULI Baltimore Greenmount Avenue TAP – 02/18/16”*

Analysis by: Jennifer L. Coates
Analysis Date: March 20, 2019



Direct Inquiries to: (410) 396-1260

LAND USE AND TRANSPORTATION COMMITTEE

Attachment

BILL 18-0305

Zoning - Use Table

Tables – 10-301: Commercial Districts – Permitted and Conditional Uses

Tables – 11-301: Industrial Districts – Permitted and Conditional Uses

ZONING TABLES

TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
RESIDENTIAL								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work	P	P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO	CO	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	CB		CB	
INSTITUTIONAL								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	CB	CB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	P	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	CB	CB	
Homeless Shelter					CB	CB	CB	
Hospital				CB	CB	CB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332

	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	P	
Marina: Dry Storage				CB	CB	P		Per § 14-323
Marina: Recreational				CB	CB	P	P	Per § 14-323
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	Per § 14-339
COMMERCIAL								
After-Hours Establishments			CB		CB	CB	CB	Per § 14-301.1
Animal Clinic	P	P	P	P	P	P	P	Per § 14-317
Art Gallery	P	P	P	P	P		P	
Arts Studio	P	P	P	P	P	P	P	
Arts Studio: Industrial				CB	CB	P	CB	
Bail Bond Establishment			CO	CO	CO	CO	CO	
Banquet Hall				CO	CB	CB	P	Per § 14-302
Body Art Establishment	CB	CB	CB	P	P	P	P	
Broadcasting Station (TV or Radio)				CB	P	P	P	
Car Wash (Fully Enclosed Structure)					P	P	CB	Per § 14-304
Car Wash (Outdoor)					CB	P		Per § 14-304
Carry-Out Food Shop	CB	CB	CB	P	P	P	P	
Check-Cashing Establishment	CO	CO	CO	CO	CO	CB	CB	
Convention Center							P	
Day-Care Center: Adult or Child	CB	CB	CB	P	P	P	P	Per § 14-309
Drive-Through Facility				CB	CB	CB		Per § 14-311
Entertainment: Indoor	CB	CB	P	P	P	P	P	Per § 14-312
Entertainment: Live			P		P	CO	P	Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)	CB	CB		CB				Per § 14-319
Financial Institution	P	P	P	P	P	P	P	

<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
Funeral Home				CB	P	P		
Gas Station				CB	CB	P		Per § 14-314
Greenhouse or Nursery	P	P	P	P	P	P	CB	Per § 14-339
Health-Care Clinic	CB	CB	CB	P	P	P	P	
Health and Fitness Center	P	P	P	P	P	P	P	
Heavy Sales, Rental, or Service					CB	P		
Hotel or Motel	CB	CB	CB	P	P	P	P	
Kennel					CB	P	CB	Per § 14-317
Lodge or Social Club	CB	CB	CB	CB	P	P	P	Per § 14-320
Lounge			P		P	P	P	Per § 14-321
Motor Vehicle Dealership (Fully Enclosed Structure)				P	P	P	P	Per § 14-325
Motor Vehicle Dealership (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Rental Establishment (Fully Enclosed Structure)	P			P	P	P	P	Per § 14-325
Motor Vehicle Rental Establishment (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Service and Repair: Major						P		Per § 14-326
Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)				P	P	P	P	Per § 14-326
Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)				CB	P	P		Per § 14-326
Nursery (<i>See "Greenhouse or Nursery"</i>)	-	-	-	-	-	-	-	-
Office	P	P	P	P	P	P	P	
Outdoor Dining	P	P	P	P	P	P	P	Per § 14-329
Pawn Shop				CB	CB	CB	CB	
Personal Services Establishment	P	P	P	P	P	P	P	
Racetrack						CB		
Recreation: Indoor				P	P	P	P	Per § 14-312
Recreation: Outdoor				CB	CB	CB	CB	Per § 14-312
Recreational Vehicle Dealership					CB	P		
Restaurant	P	CB	P	P	P	P	P	

<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § 14-337
Video Lottery Facility				P			P	
INDUSTRIAL								
Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
Heliport							CB	
Helistop							CB	
Industrial: Light						P		
Mini-Warehouse					CB	P	CB ¹	
Motor Vehicle Operations Facility						P		
Movie Studio						P	P	
Printing Establishment				P	P	P	P	
Recycling Collection Station						CB		Per § 15-514
Research and Development Facility							P	
Truck Stop						CB		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed	CB	CB	CB	CB	CB	P	CB	Per § 14-340
Electric Substation: Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)				CB	P	P	CB ²	Per § 14-331
Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
Telecommunications Facility ³	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only in a structure lawfully existing as of June 5, 2017.

² However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. See § 10-503(c)(1).

³ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁴ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015; Ord. 17-056; Ord. 18-167; Ord. 18-171.)

Table with multiple columns and rows, mostly blank or containing faint text. The table structure is not clearly legible.

TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
RESIDENTIAL							
Dwelling (Above Non-Residential Ground Floor)		P	P				
Dwelling: Live-Work			P	CB			
Dwelling: Multi-Family		P	P				
Dwelling: Rowhouse		P					
Residential-Care Facility (16 or Fewer Residents)		P	P				Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB				Per § 14-334
Rooming House			CB				
INSTITUTIONAL							
Cultural Facility			CB				Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB				
Educational Facility: Primary and Secondary		P	P				
Government Facility	P	P	P	P	P	P	
Homeless Shelter			CO				
Hospital		P	CO				
OPEN-SPACE							
Community-Managed Open-Space Farm	CB	CB	CB				Per § 14-307
Community-Managed Open-Space Garden	P	P	P				Per § 14-307
Park or Playground	P	P	P				
Urban Agriculture	P	P	P	P			Per § 14-339

	<i>OIC</i>	<i>BSC</i>	<i>LMU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
COMMERCIAL							
Animal Clinic			P	P			Per § 14-317
Art Gallery			P				
Arts Studio			P				
Arts Studio: Industrial	P		P	P			
Banquet Hall	CB						Per § 14-302
Body Art Establishment			P				
Broadcasting Station (TV or Radio)	P		P	P			
Car Wash				P	P		Per § 14-304
Carry-Out Food Shop		P	P	CB	CB		
Day-Care Center: Adult or Child	P	P	P	P ¹	P ¹	P ¹	Per § 14-309
Drive-Through Facility	CB						Per § 14-311
Entertainment: Indoor		P	P				Per § 14-312
Entertainment: Live			CB				Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)		CB					Per § 14-319
Financial Institution	P ²	P	P				
Gas Station				CB	CB		Per § 14-314
Greenhouse		P	P	P			Per § 14-339
Health-Care Clinic	P	P	P				
Health and Fitness Center	P	P	P				
Heavy Sales, Rental, or Service			CO	CB			
Hotel or Motel	P	P	CB				
Kennel			CB	P			Per § 14-317
Lodge or Social Club			P	CB	CB	CB	Per § 14-320
Motor Vehicle Service and Repair: Major				CB	CB		Per § 14-326
Motor Vehicle Service and Repair: Minor			CO	CB	CB		Per § 14-326
Nursery		P	P	P			Per § 14-339
Office	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

ZONING

ART. 32, TBL 11-301

<i>Commercial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Outdoor Dining		P	P				Per § 14-329
Personal Services Establishment	P ²	P	P	CB			
Recreation: Indoor		P	P				Per § 14-312
Recreation: Outdoor			CB				Per § 14-312
Restaurant	P ²	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	CB			Per § 14-336
Tavern		P	CO	CB	CB		Per § 14-337
Truck Repair				P	P		
INDUSTRIAL							
Alternative Energy System: Commercial	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	P		Per § 14-305
Contractor Storage Yard				P	P		Per § 14-330
Food Processing: Light	P		P	P			
Freight Terminal				P	P	P	
Heliport		CB		CB	CB		
Helistop		CB		CB	CB		
Industrial Boat Repair Facility					P	P	Per § 14-323
Industrial: General					P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P		
Industrial: Maritime-Dependent					P	P	
Landfill: Industrial					CB		Per § 14-318
Marina: Dry Storage			CB	P	P		Per § 14-323
Marine Terminal					P	P	
Materials Recovery Facility					P		Per § 14-324
Mini-Warehouse			P	P			

<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Motor Vehicle Operations Facility				P	P		
Movie Studio	P		P	P	P		
Outdoor Storage Yard				P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	
Recyclable Materials Recovery Facility				P	P		Per § 14-333
Recycling Collection Station				CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P		
Research and Development Facility	P	P	P	P	P	P	
Resource Recovery Facility					CB		Per § 14-335
Shipyards					P	P	
Truck Stop				P	P		
Truck Terminal				P	P		
Warehouse	P		P	P	P	P	
Waterfreight Terminal					P	P	
Wholesale Goods Establishment	P		P	P	P		
OTHER							
Alternative Energy System: Community-Based	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁵ Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

(Ord. 16-581; Ord. 17-015; Ord. 18-171.)

Coates, Jennifer

From: Coates, Jennifer
Sent: Tuesday, February 05, 2019 10:48 AM
To: 'Greene, Larry'
Cc: 'Clarke, Mary Pat'; Stokes, Robert; Austin, Natawna B.
Subject: Public Notice Instructions for Hearing on Bill 18-0305
Attachments: Afro American; Michele Griesbauer - Sunpaper - Advertising; Darlene Miller; PNI - Letter - 18-0305 COMPRZ.docx; LU Form - Contacts for Sign Posting.docx

Good Morning Mr. Greene:

Attached is the information you will need to post, publish and mail public notices for the subject bill to be heard by the Land Use and Transportation Committee on **March 27, 2019 at 1:00 p.m.** at City Hall in the City Council Chamber.

I have also attached a contact list for sign makers, business cards for newspaper contacts and a sample certification template.

Thank you and feel free to call me if you need more information.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL

Jennifer Coates
Committee Staff



Jennifer L. Coates

*Senior Legislative Policy Analyst
Office of Council Services*

100 N. Holliday Street, Room 415
Baltimore, MD 21202

jennifer.coates@baltimorecity.gov

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

Confidentiality Notice:

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CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Larry Greene, Director, Office of Council Services.
Councilmembers Mary Pat Clarke and Robert Stokes

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee,
Baltimore City Council

Date: February 5, 2019

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – MAP AMENDMENTS
(REZONINGS); PLANNED UNIT DEVELOPMENTS

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 18-0305

Date: Wednesday, March 27, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

- **Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs**

For helpful information about the notice requirements under Article 32 - Zoning (pages 145 – 146) see Attachment B. You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or

displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 30 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

Wording for Written Notice to Property Owner(s), Sign Posting and Newspaper Advertisement

The information that must be published in a newspaper advertisement, posted on a sign and mailed to the property owner appears between the double lines on the attached page (*See Attachment A*); the deadline date is indicated in BOLD letters at the top of Attachment A.

Certification of Postings

Certification of the written notice, sign posting on the property, and publication of the newspaper advertisement, in duplicate, must be sent four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant. **The deadline dates are as follows:**

<i>Newspaper Ad:</i>	<i>February 25, 2019</i>
<i>Sign Posting Deadline:</i>	<i>February 25, 2019</i>
<i>Written Notice to Property Owners:</i>	<i>February 25, 2019</i>

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council,
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov.

ATTACHMENT A

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED AND PUBLISHED **BY FEBRUARY 25, 2019**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0305**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, March 27, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0305.

CC 18-0305 - ORDINANCE - Rezoning - Certain Properties in the Harwood Community

FOR the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

By amending
Article 32 - Zoning
Zoning District Map
Sheet 36
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Councilmembers Mary Pat Clarke and Robert Stokes

For more information, contact: Committee Staff at (410) 396-1260.

EDWARD REISINGER

Chair

**SEND CERTIFICATION OF PUBLICATION TO:
ADVERTISEMENT TO:**

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS

Mr. Larry E. Greene, Director
Office of Council Services
100 N. Holliday Street, Room 415
Baltimore, MD 21202
(410) 396-7215

**ZONING
SUBTITLE 6 - NOTICES**

ARTICLE 32, § 5-601

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
 - (i) by posting in a conspicuous place on the subject property; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
 - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

(1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
- (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (v) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

- (1) posted at least 30 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing

**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

City Council Bill No.:

Today's Date: [Insert Here]

(Place a picture of the posted sign in the space below.)

Address: [Insert Here]

Date Posted: [Insert Here]

Name:

Address:

Telephone:

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 2120

Coates, Jennifer

Full Name: Afro American
Last Name: American
First Name: Afro

Business: (410) 554-8251

E-mail: TRobinson@afro.com
E-mail Display As: TRobinson@afro.com

Coates, Jennifer

Full Name: Michele Griesbauer
Last Name: Griesbauer
First Name: Michele
Company: Sunpaper - Advertising

Business Address: <http://ts.merlinone.com/scripts/foxisapi.dll/sur.x.go?WHkI8OI--1>

Business: (410) 332-6381
Business Fax: (410) 783-2507

E-mail: mgriesbauer@baltsun.com
E-mail Display As: Sunpaper - Advertising (mgriesbauer@baltsun.com)

Monday, June 09, 2014 4:07 PM
Michele Wharton 410-332-6522

Coates, Jennifer

Full Name: Darlene Miller
Last Name: Miller
First Name: Darlene
Company: Daily Record

Business Address: 443-524-8188 Direct, Line
United States of America

Business: (410) 752-3849
Business Fax: (410) 752-5469

E-mail: legalad@thedailyrecord.com
E-mail Display As: Darlene Miller - Daily Record (legalads@thedailyrecord.com)

THE NOTICE OF HEARING SIGN(S) MUST BE MADE IN ACCORDANCE WITH THE RULES OF THE BALTIMORE CITY BOARD OF MUNICIPAL AND ZONING APPEALS AND ARTICLE 32 – ZONING, SECTION 5-602 (SEE ATTACHMENT B) WHICH CAN BE OBTAINED FROM THE FOLLOWING WEBSITES:

<https://zoning.baltimorecity.gov/>

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

SIGNS MAY BE OBTAINED FROM A VENDOR OF YOUR CHOICE OR ANY OF THOSE LISTED BELOW:

RICHARD HOFFMAN
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047
PHONE: (443) 243-7360
E-MAIL: DICK_E@COMCAST.NET

JAMES EARL REID
LA GRANDE VISION
5517 HADDON AVENUE
BALTIMORE, MARYLAND 21207
PHONE: (443) 722-2552
E-MAIL: JamesEarlReid@aol.com or JamesEarlReid@aim.com

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040
PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030
PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

This office is not associated with any of the above drafting companies, nor do we recommend any specific one.

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**CITY OF BALTIMORE
COUNCIL BILL 18-0305
(First Reader)**

Introduced by: Councilmembers Clarke, Stokes
Introduced and read first time: November 19, 2018
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – Certain Properties in the Harwood Community**

3 FOR the purpose of changing the zoning for certain properties in the Harwood Community as
4 outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning
5 District; for certain properties as outlined in blue on the accompanying plat, from the R-8
6 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the
7 accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain
8 properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to
9 the I-MU Zoning District.

10 BY amending

11 Article 32 - Zoning
12 Zoning District Map
13 Sheet 36
14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 Sheet 36 of the Zoning District Map is amended by changing from the R-7 Zoning District to the
18 C-1 Zoning District the following properties, as outlined in red on the plat accompanying this
19 Ordinance:

20	2611 Greenmount Avenue	Block 4070A Lot 008
21	2613 Greenmount Avenue	Block 4070A Lot 009
22	2615 Greenmount Avenue	Block 4070A Lot 010
23	2617 Greenmount Avenue	Block 4070A Lot 011
24	2619 Greenmount Avenue	Block 4070A Lot 012
25	2621 Greenmount Avenue	Block 4070A Lot 013
26	2623 Greenmount Avenue	Block 4070A Lot 014
27	2625 Greenmount Avenue	Block 4070A Lot 015
28	2627 Greenmount Avenue	Block 4070A Lot 016
29	2629 Greenmount Avenue	Block 4070A Lot 017
30	2631 Greenmount Avenue	Block 4070A Lot 018

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

Council Bill 18-0305

1	2633 Greenmount Avenue	Block 4070A	Lot 019
2	2635 Greenmount Avenue	Block 4070A	Lot 020
3	2637-39 Greenmount Avenue	Block 4070A	Lot 021
4	2641 Greenmount Avenue	Block 4070A	Lot 023
5	2643 Greenmount Avenue	Block 4070A	Lot 024
6	2645 Greenmount Avenue	Block 4070A	Lot 025
7	2647 Greenmount Avenue	Block 4070A	Lot 026
8	2649 Greenmount Avenue	Block 4070A	Lot 027
9	2651 Greenmount Avenue	Block 4070A	Lot 028
10	2701 Greenmount Avenue	Block 4071	Lot 001
11	2703 Greenmount Avenue	Block 4071	Lot 002
12	2705 Greenmount Avenue	Block 4071	Lot 003
13	2707 Greenmount Avenue	Block 4071	Lot 004
14	2709 Greenmount Avenue	Block 4071	Lot 005
15	2711 Greenmount Avenue	Block 4071	Lot 006
16	2713 Greenmount Avenue	Block 4071	Lot 007
17	2715 Greenmount Avenue	Block 4071	Lot 008
18	2717 Greenmount Avenue	Block 4071	Lot 009
19	2719 Greenmount Avenue	Block 4071	Lot 010

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Sheet 36 of the Zoning District Map is
21 amended by changing from the R-8 Zoning District to the C-1 Zoning District the following
22 properties, as outlined in blue on the plat accompanying this Ordinance:

23	500 East 27 th Street	Block 4071	Lot 057
24	502 East 27 th Street	Block 4071	Lot 056
25	504 East 27 th Street	Block 4071	Lot 055
26	506 East 27 th Street	Block 4071	Lot 054
27	508 East 27 th Street	Block 4071	Lot 053
28	510 East 27 th Street	Block 4071	Lot 052
29	501 East 27 th Street	Block 4070A	Lot 029
30	503 East 27 th Street	Block 4070A	Lot 030
31	505 East 27 th Street	Block 4070A	Lot 031
32	507 East 27 th Street	Block 4070A	Lot 032
33	509 East 27 th Street	Block 4070A	Lot 033
34	511 East 27 th Street	Block 4070A	Lot 034

35 **SECTION 3. AND BE IT FURTHER ORDAINED,** That Sheet 36 of the Zoning District Map is
36 amended by changing from the R-8 Zoning District to the I-MU Zoning District the following
37 properties, as outlined in green on the plat accompanying this Ordinance:

38	2632 Mathews Street	Block 4070A	Lot 047
39	2634 Mathews Street	Block 4070A	Lot 048
40	2636 Mathews Street	Block 4070A	Lot 049
41	2638 Mathews Street	Block 4070A	Lot 050
42	2640 Mathews Street	Block 4070A	Lot 051
43	2642 Mathews Street	Block 4070A	Lot 052
44	2644 Mathews Street	Block 4070A	Lot 053
45	2646 Mathews Street	Block 4070A	Lot 054
46	2714 Mathews Street	Block 4071	Lot 032

Council Bill 18-0305

1	2716 Mathews Street	Block 4071	Lot 031
2	2718 Mathews Street	Block 4071	Lot 030
3	2720 Mathews Street	Block 4071	Lot 029

4 **SECTION 4. AND BE IT FURTHER ORDAINED,** That Sheet 36 of the Zoning District Map is
5 amended by changing from the R-7 Zoning District to the I-MU Zoning District the following
6 properties, as outlined in yellow on the plat accompanying this Ordinance:

7	509 East 28 th Street	Block 4071	Lot 022
8	513 East 28 th Street	Block 4071	Lot 024

9 **SECTION 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
10 accompanying plat and in order to give notice to the agencies that administer the City Zoning
11 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
12 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
13 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
14 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
15 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
16 the Zoning Administrator.

17 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
18 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APPROVED FOR FORM
STYLE, AND TENTIAL SUFFICIENCY

11-13-18
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Clarke

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – Certain Properties in the Harwood Community

FOR the purpose of changing the zoning for certain properties in the Harwood Community as outlined in red on the accompanying plat, from the R-7 Zoning District to the C-1 Zoning District; for certain properties as outlined in blue on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; for certain properties as outlined in green on the accompanying plat, from the R-8 Zoning District to the I-MU Zoning District; and for certain properties as outlined in yellow on the accompanying plat, from the R-7 Zoning District to the I-MU Zoning District.

BY amending

Article 32 - Zoning
Zoning District Map
Sheet 36
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 36 of the Zoning District Map is amended by changing from the R-7 Zoning District to the C-1 Zoning District the following properties, as outlined in red on the plat accompanying this Ordinance:

2611 Greenmount Avenue	Block 4070A Lot 008
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2635 Greenmount Avenue	Block 4070A Lot 020
2637-39 Greenmount Avenue	Block 4070A Lot 021
2641 Greenmount Avenue	Block 4070A Lot 023
2643 Greenmount Avenue	Block 4070A Lot 024

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

2645 Greenmount Avenue
2647 Greenmount Avenue
2649 Greenmount Avenue
2651 Greenmount Avenue
2701 Greenmount Avenue
2703 Greenmount Avenue
2705 Greenmount Avenue
2707 Greenmount Avenue
2709 Greenmount Avenue
2711 Greenmount Avenue
2713 Greenmount Avenue
2715 Greenmount Avenue
2717 Greenmount Avenue
2719 Greenmount Avenue

Block 4070A Lot 025
Block 4070A Lot 026
Block 4070A Lot 027
Block 4070A Lot 028
Block 4071 Lot 001
Block 4071 Lot 002
Block 4071 Lot 003
Block 4071 Lot 004
Block 4071 Lot 005
Block 4071 Lot 006
Block 4071 Lot 007
Block 4071 Lot 008
Block 4071 Lot 009
Block 4071 Lot 010

SECTION 2. AND BE IT FURTHER ORDAINED, That Sheet 36 of the Zoning District Map is amended by changing from the R-8 Zoning District to the C-1 Zoning District the following properties, as outlined in blue on the plat accompanying this Ordinance:

500 East 27th Street
502 East 27th Street
504 East 27th Street
506 East 27th Street
508 East 27th Street
510 East 27th Street
501 East 27th Street
503 East 27th Street
505 East 27th Street
507 East 27th Street
509 East 27th Street
511 East 27th Street

Block 4071 Lot 057
Block 4071 Lot 056
Block 4071 Lot 055
Block 4071 Lot 054
Block 4071 Lot 053
Block 4071 Lot 052
Block 4070A Lot 029
Block 4070A Lot 030
Block 4070A Lot 031
Block 4070A Lot 032
Block 4070A Lot 033
Block 4070A Lot 034

SECTION 3. AND BE IT FURTHER ORDAINED, That Sheet 36 of the Zoning District Map is amended by changing from the R-8 Zoning District to the I-MU Zoning District the following properties, as outlined in green on the plat accompanying this Ordinance:

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2634 Mathews Street
2636 Mathews Street
2638 Mathews Street
2640 Mathews Street
2642 Mathews Street
2644 Mathews Street
2646 Mathews Street
2714 Mathews Street
2716 Mathews Street
2718 Mathews Street
2720 Mathews Street

Block 4070A Lot 047
Block 4070A Lot 048
Block 4070A Lot 049
Block 4070A Lot 050
Block 4070A Lot 051
Block 4070A Lot 052
Block 4070A Lot 053
Block 4070A Lot 054
Block 4071 Lot 032
Block 4071 Lot 031
Block 4071 Lot 030
Block 4071 Lot 029

SECTION 4. AND BE IT FURTHER ORDAINED, That Sheet 36 of the Zoning District Map is amended by changing from the R-7 Zoning District to the I-MU Zoning District the following properties, as outlined in yellow on the plat accompanying this Ordinance:

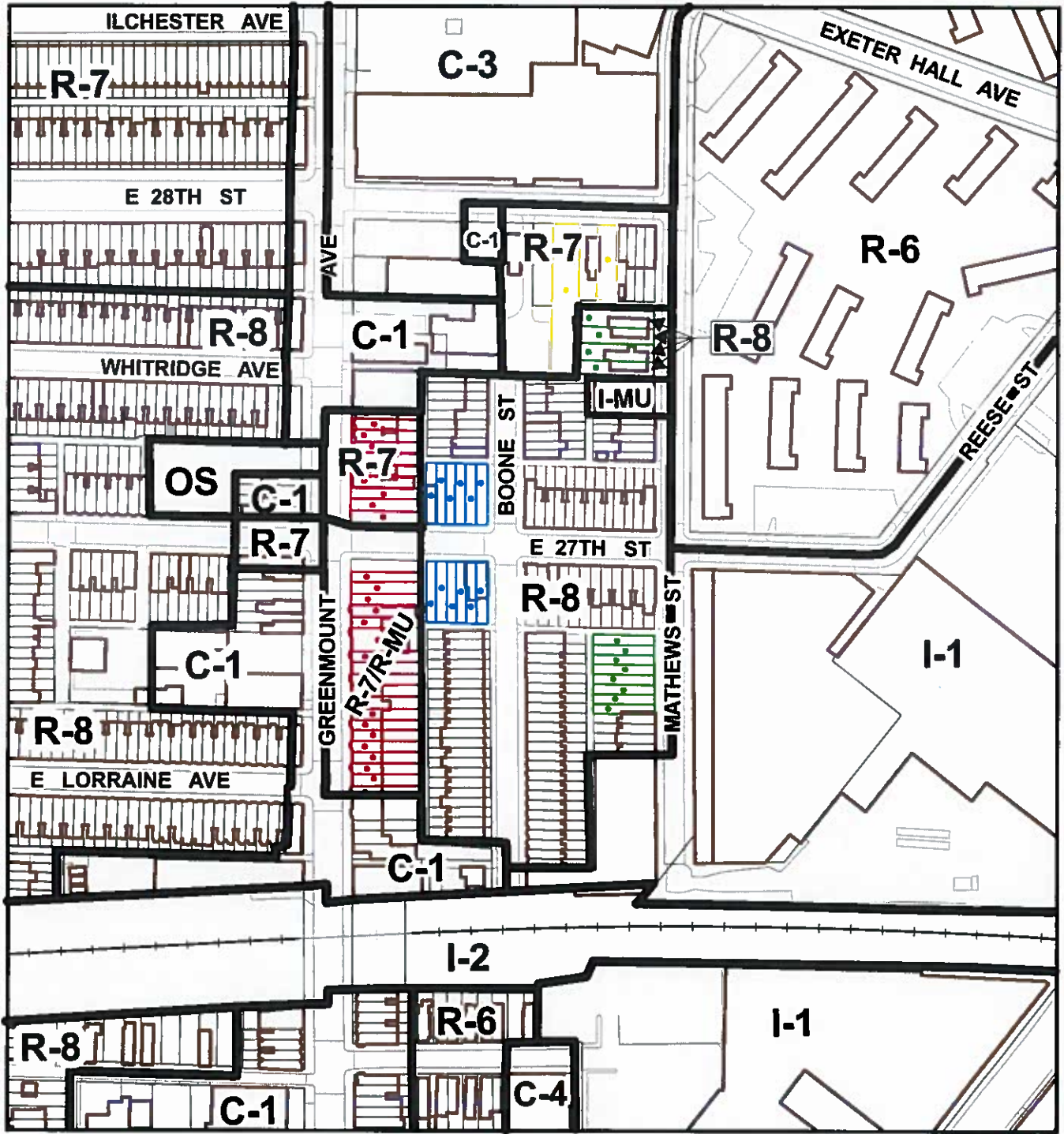
509 East 28th Street
513 East 28th Street

Block 4071 Lot 022
Block 4071 Lot 024

SECTION 5. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

SHEET NO. 36 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'

MAYOR

PRESIDENT CITY COUNCIL

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From R-7 Zoning to C-1 Zoning, As Outlined In Red On The Forthcoming Maps.

**2611 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 008
2613 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 009
2615 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 010
2617 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 011
2619 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 012
2621 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 013
2623 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 014
2625 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 015
2627 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 016
2629 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 017
2631 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 018
2633 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 019
2635 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 020
2637-39 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 021
2641 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 023
2643 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 024
2645 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 025
2647 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 026
2649 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 027
2651 Greenmount Avenue Ward 9 Section 4 Block 4070A Lot 028
2701 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 001
2703 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 002
2705 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 003
2707 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 004
2709 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 005
2711 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 006
2713 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 007
2715 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 008
2717 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 009
2719 Greenmount Avenue Ward 9 Section 4 Block 4071 Lot 010**

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From R-8 Zoning to C-1 Zoning, As Outlined In Blue On The Forthcoming Maps.

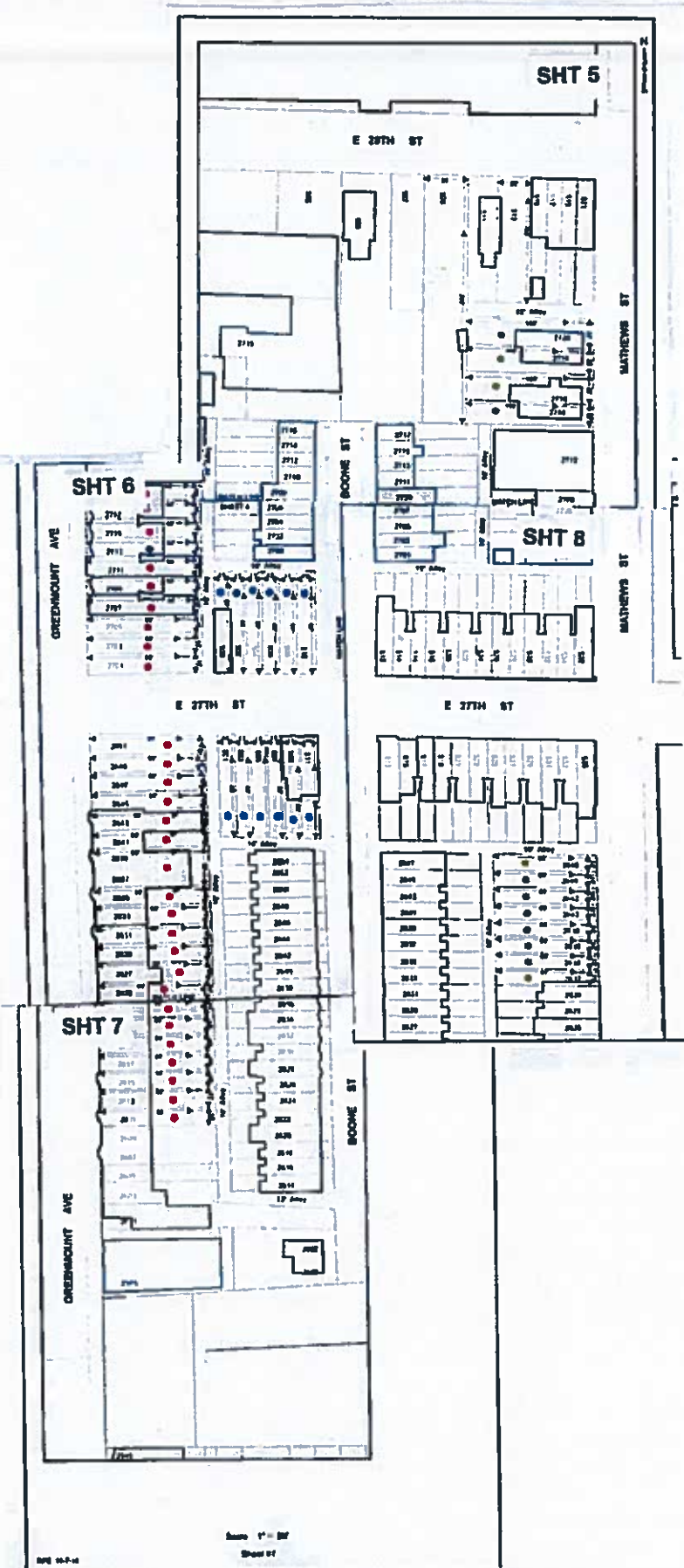
**500 East 27th Street Ward 9 Section 4 Block 4071 Lot 057
502 East 27th Street Ward 9 Section 4 Block 4071 Lot 056
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505 East 27th Street Ward 9 Section 4 Block 4070A Lot 031
507 East 27th Street Ward 9 Section 4 Block 4070A Lot 032
509 East 27th Street Ward 9 Section 4 Block 4070A Lot 033
511 East 27th Street Ward 9 Section 4 Block 4070A Lot 034**

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From R-8 Zoning to I-MU Zoning, As Outlined In Green On The Forthcoming Maps.

**2632 Mathews Street Ward 9 Section 4 Block 4070A Lot 054
2634 Mathews Street Ward 9 Section 4 Block 4070A Lot 053
2636 Mathews Street Ward 9 Section 4 Block 4070A Lot 052
2638 Mathews Street Ward 9 Section 4 Block 4070A Lot 051
2640 Mathews Street Ward 9 Section 4 Block 4070A Lot 050
2642 Mathews Street Ward 9 Section 4 Block 4070A Lot 049
2644 Mathews Street Ward 9 Section 4 Block 4070A Lot 048
2646 Mathews Street Ward 9 Section 4 Block 4070A Lot 047
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2718 Mathews Street Ward 9 Section 4 Block 4071 Lot 030
2720 Mathews Street Ward 9 Section 4 Block 4071 Lot 029**

In Connection With The Following Properties, The Applicant Wishes To Request The Conditional Rezoning Of The Those Properties From R-7 Zoning to I-MU Zoning, As Outlined In Yellow On The Forthcoming Maps.

**509 East 28th Street Ward 9 Section 4 Block 4071 Lot 022
513 East 28th Street Ward 9 Section 4 Block 4071 Lot 024**



RPE 11-7-18

100 11-7-18

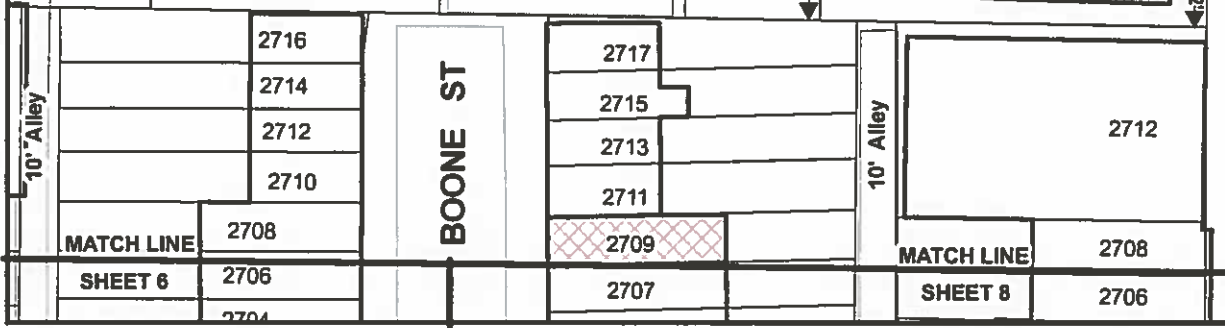
Scale: 1" = 50'
Sheet #4

INDEX SHEET
Scale: Not To Scale
Sheet #4



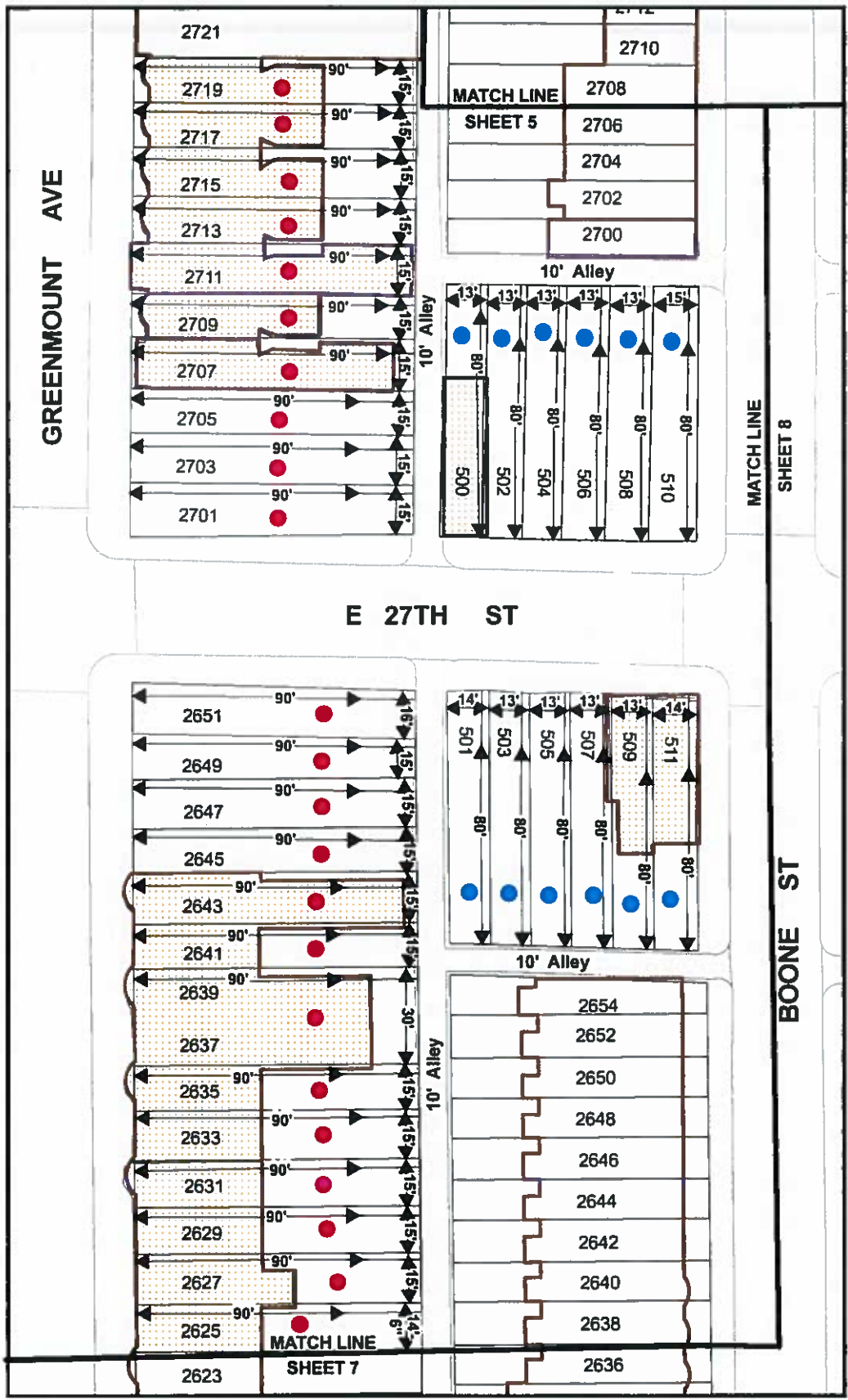
E 28TH ST

MATHEWS ST



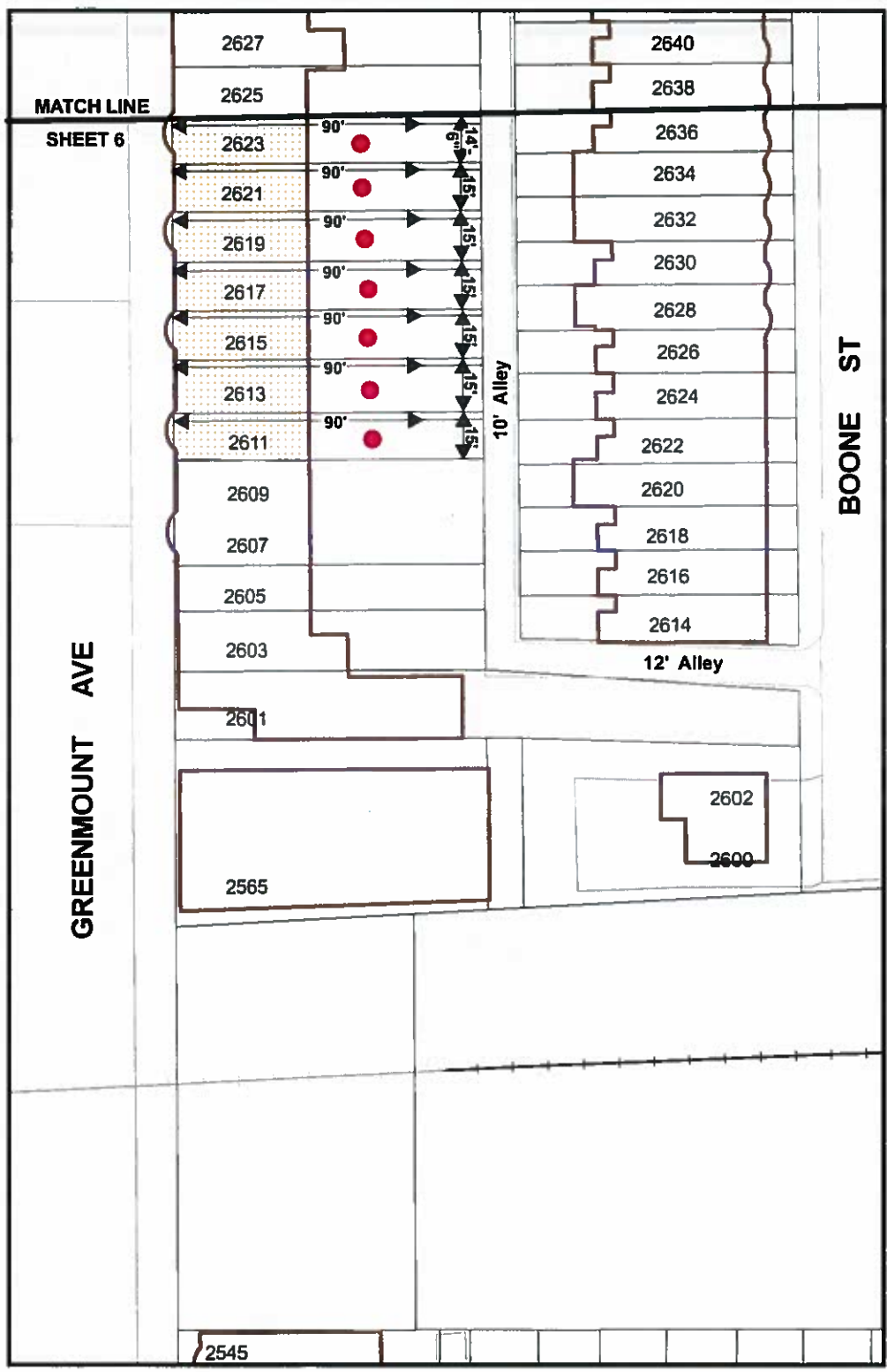
Scale: 1" = 50'

Sheet #5



Scale: 1" = 50'

Sheet #6



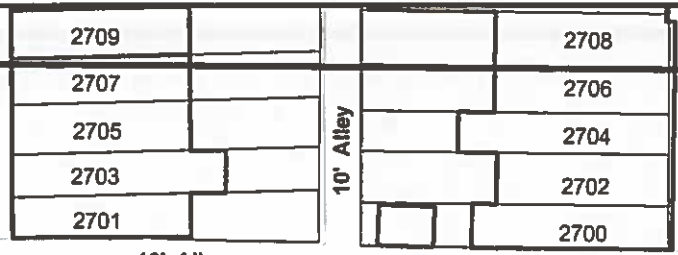
Scale: 1" = 50'

Sheet #7



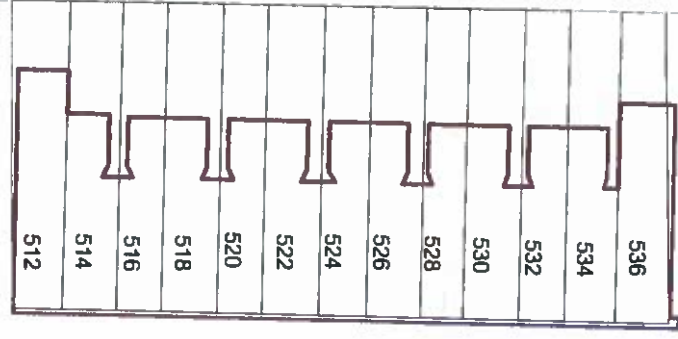
MATCH LINE-SHEET 5

MATHEWS ST

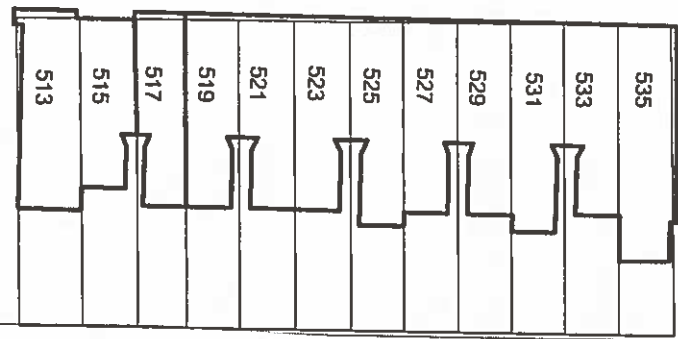


10' Alley

MATCH LINE-SHEET 6

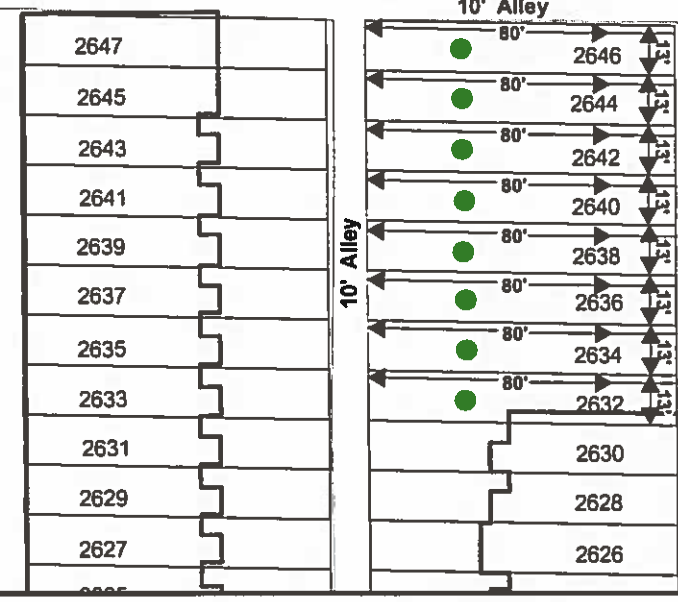


E 27TH ST



10' Alley

BOONE ST

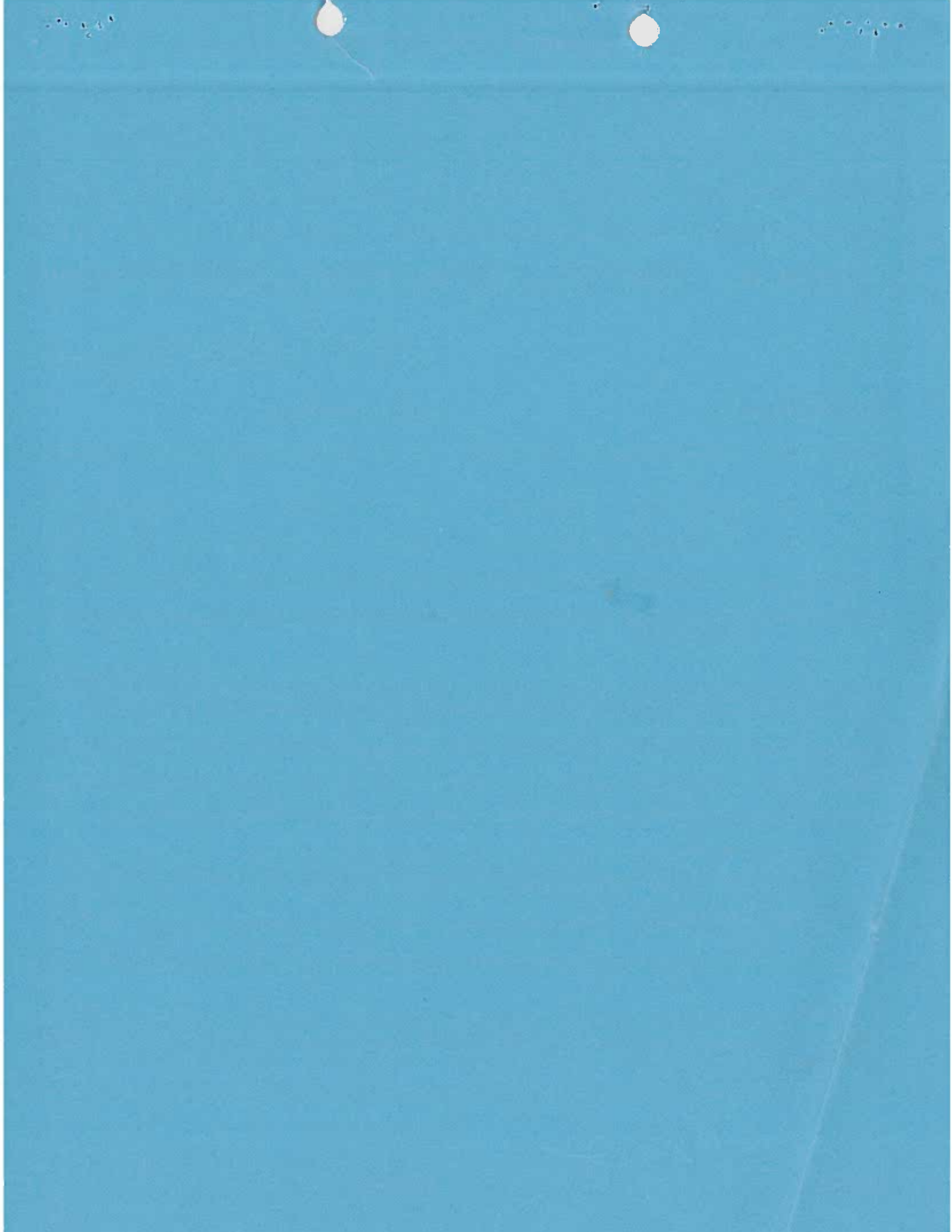


10' Alley

MATCH LINE SHEET 7

Scale: 1" = 50'

Sheet #8



ACTION BY THE CITY COUNCIL

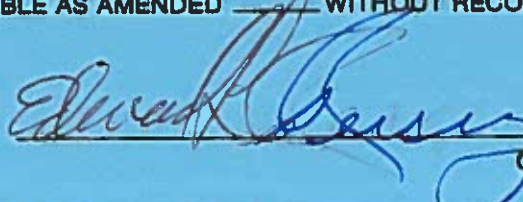
NOV 19 2018

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON March 27, _____ 20 19

COMMITTEE REPORT AS OF April 15, _____ 20 19

FAVORABLE UNFAVORABLE FAVORABLE AS AMENDED WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

APR 15 2019

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ APR 22 2019

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

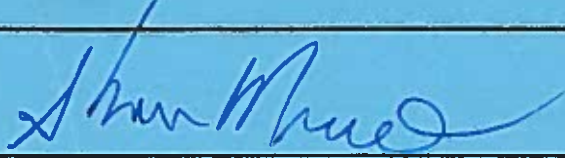
THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

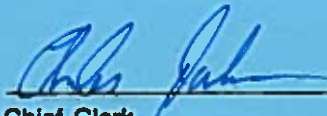
THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk