



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0531

Rezoning - 3006, 2926, and 2928 Boarman Avenue and Block 3185, Lot 49

Sponsor: Councilmember Middleton

Introduced: May 11, 2020

Purpose:

For the purpose of changing the zoning for the property known as 3006 Boarman Avenue (Block 3185, Lot 48), as outlined in red on the accompanying plat, from the I-2 Zoning District to the TOD-2 Zoning District, and for changing the zoning for the properties known as 2926 Boarman Avenue (Block 3185, Lot 51), 2928 Boarman Avenue (Block 3185, Lot 50), and Block 3185, Lot 49, as outlined in blue on the accompanying plat, from the R-7 Zoning District to the TOD-2 Zoning District; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

Planning Commission	Favorable with Amendment
Board of Municipal and Zoning Appeals	Favorable with Amendment
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable
Parking Authority	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheets 22/23. Baltimore City Revised Code (Edition 2000).

Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

- (1) a substantial change in the character of the neighborhood where the property is located; or
- (2) a mistake in the existing zoning classification.

Background

The bill would change the zoning for the property known as 3006 Boarman Avenue (Block 3185, Lot 48) from the I-2 Zoning District to the TOD-2 Zoning District, and change the zoning for the properties known as 2926 Boarman Avenue (Block 3185, Lot 51), 2928 Boarman Avenue (Block 3185, Lot 50), and Block 3185, Lot 49 from the R-7 Zoning District to the TOD-2 Zoning District. The proposed rezoning is in connection with the redevelopment of 3025 West Cold Spring Lane into a multifamily building, which will be consolidated with the properties identified in this bill.

The properties are located on the northeastern corner of Boarman Avenue and East Wabash Avenue, and are adjacent to 3025 West Cold Spring Lane across an alley immediately to the north. 3006 Boarman Avenue is improved by a vacant industrial building, and Block 3185, Lot 49 and 2928 Boarman Avenue are unimproved. 2926 Boarman Avenue is improved with a vacant single-family home.

The properties are located in the Towanda-Grantley neighborhood, which is roughly bounded on the east by Reisterstown Road, Keyworth Avenue on the south, Wabash Avenue and the metro rail line on the west, and Ridgewood Avenue on the north. The neighborhood is predominantly residential in nature, with commercial and institutional uses on the Reisterstown Road and West Cold Spring Lane corridors. The housing stock is mostly represented by rowhomes and multi-family buildings.

The subject properties were all rezoned as part of the citywide comprehensive rezoning in 2017. 3006 Boarman Avenue was previously zoned M-2-1 industrial, and Block 3185, Lot 49, 2928 and 2926 Boarman Avenue were zoned R-5 residential.

Amendments

The Planning Commission proposed amendments to the bill to rezone the following additional properties to correct mistakes in the last comprehensive rezoning:

1. 2925 Boarman Avenue (from the I-2 district to the R-7 district); and
2. 3048 Grantley Avenue (from the R-5 district to the R-7 district).

Unlike the original properties included in the bill, the additional properties are not connected to the redevelopment of 3025 West Cold Spring Lane. Currently, and at the time of the last comprehensive rezoning, 2925 Boarman Avenue is a single-family detached dwelling owned by an individual resident. The current I-2 zoning makes the continued use of the property as a home a nonconforming use. 3048 Grantley Avenue is an attached home that was uniquely zoned R-5 in the middle of a stretch of R-7 homes.

The Law Department's written report advises that the City Council should not adopt the proposed amendments because the additional properties were not included in the mailed and posted notices.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0531.

Analysis by: Matthew Peters

Direct Inquiries to: 410-396-1268

Analysis Date: July 10, 2020