

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 20-0531**

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Introduced by: Councilmember Middleton

At the request of: Cold Spring Lane Associates, LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor,  
Baltimore, Maryland 21202

Telephone: 410-528-5510

Introduced and read first time: May 11, 2020

Assigned to: Land Use Committee

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Committee Report: Favorable

Council action: Adopted

Read second time: July 20, 2020

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**AN ORDINANCE CONCERNING**

1                   **Rezoning – 3006, 2926, and 2928 Boarman Avenue and Block 3185, Lot 49**

2           FOR the purpose of changing the zoning for the property known as 3006 Boarman Avenue (Block  
3           3185, Lot 48), as outlined in red on the accompanying plat, from the I-2 Zoning District to  
4           the TOD-2 Zoning District, and for changing the zoning for the properties known as 2926  
5           Boarman Avenue (Block 3185, Lot 51), 2928 Boarman Avenue (Block 3185, Lot 50), and  
6           Block 3185, Lot 49, as outlined in blue on the accompanying plat, from the R-7 Zoning  
7           District to the TOD-2 Zoning District; and providing for a special effective date.

8           BY amending

9           Article 32- Zoning  
10          Zoning District Map  
11          Sheets 22/23  
12          Baltimore City Revised Code  
13          (Edition 2000)

14          **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15          Sheets 22/23 of the Zoning District Map are amended by changing from the I-2 Zoning District  
16          to the TOD-2 Zoning District the property known as 3006 Boarman Avenue (Block 3185, Lot  
17          48), as outlined in red on the plat accompanying this Ordinance, and by changing from the R-7  
18          Zoning District to the TOD-2 Zoning District the properties known as 2926 Boarman Avenue  
19          (Block 3185, Lot 51), 2928 Boarman Avenue (Block 3185, Lot 50), and Block 3185, Lot 49, as  
20          outlined in blue on the plat accompanying this Ordinance.

21          **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
22          accompanying plat and in order to give notice to the agencies that administer the City Zoning  
23          Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
24          shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
25          and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the

**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.

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1 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
2 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
3 the Zoning Administrator.

4 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
5 enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Mayor, Baltimore City