



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0566

Rezoning - 3215 West Belvedere Avenue, 3317-3323 West Belvedere Avenue, 5101-5103 Denmore Avenue, 5100 Denmore Avenue, and Block 4580, Lots 038 and 039-055

Sponsor: Councilmember Middleton

Introduced: July 20, 2020

Purpose:

For the purpose of changing the zoning for the properties known as 3215 West Belvedere Avenue (Block 4582, Lot 018), 3317-3323 West Belvedere Avenue (Block 4580, Lots 003, 004, 005), 5101-5103 Denmore Avenue (Block 4582, Lots 019 and 020), 5100 Denmore Avenue (Block 4580, Lot 001), and Block 4580, Lots 038 and 039-055, as outlined in red on the accompanying plat, from the R-6 Zoning District to the OR-1 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
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	
Baltimore Development Corporation	

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 12. 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 properties known as 3215 West Belvedere Avenue, 3317-3323 West Belvedere Avenue, 5101-5103 Denmore Avenue, 5100 Denmore Avenue, and Block 4580, Lots 038 and 039-055 from the R-6 Zoning District to the OR-1 Zoning District. The properties are located along the northern edge of the Central Park Heights neighborhood, around the intersection of West Belvedere and Denmore Avenues.

The properties are currently zoned R-6 and are largely improved with institutional buildings. On the northeast side of Denmore Avenue is the Brown's Memorial Baptist Church Building and their surface parking lots. On the southwest side of Denmore Avenue is the Park West Medical Center along West Belvedere Avenue and the Maryland Church of God in Christ by Spaulding Avenue. Two small lots are located in the interior of the residential block to the southwest of the Park West property—one a linear lot (Lot 039-055) and the other a rectangular inner-block lot (Lot 38). Both of those interior lots are unimproved.

This portion of the Central Park Heights neighborhood has commercial uses along major thoroughfares such as West Belvedere and Park Heights Avenues. Smaller streets tend to be residential in nature, with a variety of housing types including semi-detached homes, rowhomes, and multi-family apartments. There are institutional uses scattered throughout the neighborhood, including places of worship, parks, and community buildings.

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

Current Zoning District – R-6

The R-6 Garden Rowhouse Residential Zoning District is intended for primarily low density rowhouse neighborhoods that reflect a naturalistic environment typified by open and landscaped front yards of buildings that are set back and that contain stoops and porches oriented to those yards. The R-6 District is meant to accommodate single-family units in both detached and semidetached dwellings, rowhouse developments, and multi-family developments of a moderate density.

Proposed Zoning District – OR-1

Office-Residential Zoning Districts are intended for areas where there is a mix of office and residential uses. The regulations for these Districts are designed to ensure that office uses remain compatible with residential uses, thereby permitting the area to maintain a more residential character.

Amendment

The Planning Commission recommended an amendment to delete Block 4580, Lots 038 and 039-055 from the bill.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0566.

Analysis by: Matthew Peters

Direct Inquiries to: 410-396-1268

Analysis Date: October 15, 2020