



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0595

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### Rezoning - 1103-1109 North Washington Street

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**Sponsor:** Councilmember Sneed

**Introduced:** August 17, 2020

**Purpose:**

For the purpose of changing the zoning for the property known as 1103-1109 North Washington Street (Block 1551, Lot 001), as outlined in red on the accompanying plat, from the R-8 Zoning District to the IMU-1 Zoning District.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

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### Agency Reports

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

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## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 47. 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 1103-1109 North Washington Street from the R-8 Zoning District to the IMU-1 Zoning District. The property has been used for industrial purposes dating back to at least 1901, when it was used as the Gieske & Niemann Tobacco Warehouse. The 1951 fire insurance map indicates that the building was used for upholstery and the current owner of the property attests that the building is still in use as a furniture repair/refinishing and wood shop.

The property comprises a total of .275 acres and is found in the triangle of land bounded by N. Washington Street to the west, E. Chase Street to the south, and the Northeast Corridor railroad tracks to the northeast. The property is partly improved with a historic three-story brick industrial building along the southern portion of the site and a fenced, grassy/gravel area north of the building.

The subject property is located within the Middle East neighborhood (also now known as the Eager Park neighborhood). The surrounding zoning designations are R-8 and R-10 to the south and west, and the adjacent railroad corridor is zoned I-2. Currently, parcels to the immediate south and west are either vacant land or vacant structures, but both of those sites are subject to pending residential development. The subject property is also within the East Baltimore Development Inc. (EBDI) redevelopment area.

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

#### Current Zoning District – R-8

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. Although rowhouse is the predominant housing type, this district also accommodates other residential types, of a similar density, including detached and semi-detached dwellings, and multi-family developments of a larger scale than found in more restrictive zoning districts.

#### Proposed Zoning District – IMU-1

The IMU Industrial Mixed-Use Zoning Districts are 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, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district. The IMU-1 District is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 20-0595.

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