



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0614

Rezoning - 4015 Foster Avenue, 4000 Hudson Street, and 801 South Haven Street

Sponsor: Councilmember Cohen

Introduced: September 21, 2020

Purpose:

For the purpose of changing the zoning for the properties known as 4015 Foster Avenue (Block 6447 Lot 021) and 4000 Hudson Street (Block 6457, Lot 018), as outlined in red on the accompanying plat, from the I-1 Zoning District to the IMU-2 Zoning District; and changing the zoning for the property known as 801 South Haven Street (Block 6458, Lot 003), from the I-2 Zoning District to the IMU-2 Zoning District, as outlined in blue on the accompanying plat.

Effective: The 30th day after the date it is enacted

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority	

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 58/68. 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 4015 Foster Avenue and 4000 Hudson Street from the I-1 Zoning District to the IMU-2 Zoning District, and change the zoning for the property known as 801 South Haven Street from the I-2 Zoning District to the IMU-2 Zoning District. 4015 Foster Avenue comprises 0.635 acres and is almost entirely covered by a one-story industrial warehouse building. 4000 Hudson Street is directly to the south, almost exactly the same dimensions, and partially improved with a one-story industrial warehouse building. 801 South Haven is on the east side of South Haven Street, is approximately 0.74 acres, and is unimproved while used for outdoor storage.

The properties are located in the Brewer’s Hill neighborhood, which is comprised of a mixture of medium-density attached residential dwellings, neighborhood-scale commercial establishments along the Eastern Avenue corridor, a combination of renovated and new construction mixed-use buildings clustered just north of Boston Street, and light industrial uses. South Haven Street is a very active truck route that connects many east Baltimore industrial areas to the Port of Baltimore.

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

Current Zoning District – I-1/I-2

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

The I-2 General Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. General industrial uses include fabrication, warehousing and assembly-type manufacturing, which may result in some moderate external effects, such as smoke, noise, glare, or vibration, and typically include outdoor storage and related outdoor activities.

Proposed Zoning District – IMU-2

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-2 District is generally for industrial buildings that are adjacent to heavier industry, port uses, highways, or truck routes and not residential areas. This district is intended to protect industrial land and truck routes from pressures of residential uses. The IMU-2 District prohibits all residential uses.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0614.

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