



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0619

Rezoning - 1900, 1904, 1910, and 1916 Light Street

Sponsor: Councilmember Costello

Introduced: September 21, 2020

Purpose:

For the purpose of changing the zoning for the properties known as 1900, 1904, 1910, and 1916 Light Street (Block 1037, Lots 001, 003, 006, and 009), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District.

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

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 76. 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 1900, 1904, 1910, and 1916 Light Street from the R-8 Zoning District to the C-1 Zoning District. The properties are former industrial buildings and are found on the south side of the intersection with East Wells Street. The site includes four attached buildings, each on its own parcel. The northern most and southern most buildings are one story in height, while the middle two buildings are two stories.

The site is located in the South Baltimore neighborhood, and is in an area comprised of mainly residential structures consisting of rowhomes and apartment complexes. There are rowhomes to the north and south of the site along Light Street, and multi-family apartment buildings located directly to the east, west, and northwest.

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 – C-1

The C-1 Neighborhood Business Zoning District is intended for areas of commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 20-0619.

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Analysis Date: October 29, 2020