



## BILL SYNOPSIS

Committee: Land Use

Bill: 20-0572

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### Rezoning - 1301 North Fulton Avenue

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**Sponsor:** Councilmember Pinkett

**Introduced:** July 27, 2020

**Purpose:**

For the purpose of changing the zoning for the property known as 1301 North Fulton Avenue (Block 0032, Lot 051), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District.

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

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### Agency Reports

Planning Commission	Unfavorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	Not Approved
Department of Housing and Community Development	
Baltimore Development Corporation	

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## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 44. Baltimore City Revised Code (Edition 2000).

Article 32 – Zoning, Section 18-701 requires, with limited exceptions, the termination of retail goods establishments with alcoholic beverage sales in residential districts no later than June 4, 2019.

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 1301 North Fulton Avenue from the R-8 Zoning District to the C-1 Zoning District. 1301 North Fulton Avenue is located on the northeastern corner of the intersection of Laurens Street and North Fulton Avenue. The property measures 16' by 71' and is improved with a three-story brick building that has been most recently used as a liquor store.

The property is located within the Sandtown-Winchester neighborhood, which is predominantly residential in nature with periodic institutional or commercial uses throughout. The structure is attached to three-story rowhomes. The Habitat for Humanity ReStore is located across Fulton Avenue. On the southwest corner of the intersection of Laurens Street and North Fulton Avenue is a vacant C-2 zoned property that was once used for a car wash, though that equipment has since been removed. Half a block to the east, on the south side of Laurens Street is the James A. Morton & Sons funeral home.

The intended purposes for the 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. The C-1 District standards are crafted to: (1) ensure compatibility between neighboring residential and commercial uses; (2) maintain the proper scale of commercial use; and (3) address the unique issues related to smaller commercial sites.

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**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 20-0572.

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