



BILL SYNOPSIS

Committee: Land Use

Bill: 19-0453

Rezoning - 3127 East Baltimore Street

Sponsor: Councilmember Cohen

Introduced: October 7, 2019

Purpose:

For the purpose of changing the zoning for the property known as 3127 East Baltimore Street (Block 1743, Lot 002), 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 | |
| Board of Municipal and Zoning Appeals | |
| Department of Transportation | |
| City Solicitor | No Position |
| Department of Housing and Community Development | |
| Baltimore Development Corporation | |
| Parking Authority | Not Opposed |

Analysis

Current Law

Article 32 – Zoning, Zoning District Map Sheet 66. 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 3127 E Baltimore Street from the R-8 Zoning District to the C-1 Zoning District. The property is located in the Patterson Park neighborhood and sits on the south side of the street between S Robinson Street and S East Avenue. It was formerly used as the Emmanuel Lutheran Church.

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. 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.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 19-0453.

Analysis by: Matthew Peters

Direct Inquiries to: 410-396-1268

Analysis Date: November 4, 2020