



## Legislation Details (With Text)

**File #:** 22-0261      **Version:** 0      **Name:** Rezoning - 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a Portion of Block 6458/Lot 004

**Type:** Ordinance      **Status:** Enacted

**File created:** 8/15/2022      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 2/24/2023

**Enactment date:**      **Enactment #:** 23-190

**Title:** Rezoning - 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a Portion of Block 6458/Lot 004  
 For the purpose of changing the zoning for the properties known as 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, as outlined in red on the accompanying plat, from the I-2 and IMU-2 Zoning Districts to the R-8 Zoning District; and providing for a special effective date.

**Sponsors:** Zeke Cohen

**Indexes:** Rezoning

**Code sections:**

**Attachments:** 1. 801 S Haven St - Plat, 2. 801 S Haven St - Community Letter of Support, 3. 22-0261~1st Reader, 4. 801 S Haven St - Statement of Intent, 5. BMZA 22-0261, 6. CCB #22-0261 - Planning Commission, 7. 22-0261 BDC, 8. Law 22-0261, 9. 22-0261 Public Notice Instructions, 10. Sign Posting Certification Form 2 of 2 CCB 22 0261 801 S Haven St N end, 11. Sign Posting Certification Form 1 of 2 CCB 22 0261 801 S Haven St S end, 12. 22-0261 Newspaper Affidavits - The Daily Record, 13. 22-0261\_PABC, 14. DOT 22-0261, 15. DHCD 22-0261, 16. 22-0261 Agenda, 17. 22-0261 Bill Synopsis, 18. 22-0261 Attendance Sheet, 19. 22-0261 Hearing Notes, 20. 22-0261 Voting Sheet, 21. 22-0261 Findings of Fact, 22. 22-0261 Minutes, 23. 22-0261 Findings of Fact, 24. cc22-0261(1)~1st (Comm-ECD), 25. 22-0261~3rd Reader, 26. Plat 22-0261, 27. 22-0261 Signed, 28. Plat 22-0261 Signed, 29. Completed Ordinance 22-0261

| Date       | Ver. | Action By                          | Action                                     | Result |
|------------|------|------------------------------------|--|--------|
| 3/13/2023  | 0    | Mayor                              | Signed by Mayor                            |        |
| 1/9/2023   | 0    | Baltimore City Council             | Approved and Sent to the Mayor             |        |
| 12/15/2022 | 0    | Economic and Community Development | Recommended Favorably with Amendment       |        |
| 12/15/2022 | 0    | Baltimore City Council             | 3rd Reader, for final passage              |        |
| 12/13/2022 | 0    | Economic and Community Development | Recommended Favorably with Amendment       | Pass   |
| 11/15/2022 | 0    | Economic and Community Development | Advertising                                |        |
| 11/12/2022 | 0    | Economic and Community Development | Sign Posting                               |        |
| 10/24/2022 | 0    | Economic and Community Development | Scheduled for a Public Hearing             |        |
| 8/18/2022  | 0    | Baltimore City Council             | Refer to Baltimore Development Corporation |        |
| 8/18/2022  | 0    | Baltimore City Council             | Refer to Dept. of Transportation           |        |
| 8/18/2022  | 0    | Baltimore City Council             | Refer to Parking Authority                 |        |

|           |   |                        |   |
|-----------|---|------------------------|---|
| 8/18/2022 | 0 | Baltimore City Council | Refer to City Solicitor                             |
| 8/18/2022 | 0 | Baltimore City Council | Refer to Board of Municipal and Zoning Appeals      |
| 8/18/2022 | 0 | Baltimore City Council | Refer to Planning Commission                        |
| 8/18/2022 | 0 | Baltimore City Council | Refer to Dept. of Housing and Community Development |
| 8/15/2022 | 0 | Baltimore City Council | Assigned  |
| 8/15/2022 | 0 | Baltimore City Council | Introduced  |

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### Introductory\*

## City of Baltimore Council Bill

Introduced by: Councilmember Cohen  
At the request of: Haven Rock, LLC  
Address: c/o Justin A. Williams, Esq.  
Rosenberg Martin Greenberg, LLP  
25 S. Charles Street, Suite 21<sup>st</sup> Floor  
Baltimore, Maryland 21201  
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### A Bill Entitled

An Ordinance concerning  
**Rezoning - 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a Portion of Block 6458/Lot 004**

For the purpose of changing the zoning for the properties known as 801 South Haven Street, Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, as outlined in red on the accompanying plat, from the I-2 and IMU-2 Zoning Districts to the R-8 Zoning District; and providing for a special effective date.

By amending  
Article - Zoning  
Zoning District Maps  
Sheet 58 and 68  
Baltimore City Revised Code  
(Edition 2000)

**Section 1. Be it Ordained by the Mayor and City Council of Baltimore,** That Sheets 58 and 68 of the Zoning District Maps is amended by changing from IMU-2 Zoning District to the R-8 Zoning District the property known 801 South Haven Street, and from the I-2 Zoning District to the R-8 Zoning District the properties known as Block 6458/Lot 004A, and Block 6467/Lot 021A, and a portion of Block 6458/Lot 004, as outlined in red on the plat accompanying this Ordinance.

**Section 2. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City,

and the Zoning Administrator.

**Section 3. And be it further ordained,** That this Ordinance takes effect on the date it is enacted.