



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Legislation Text

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: The Council President
At the request of: The Administration (Department of Planning)

A BILL ENTITLED

AN ORDINANCE concerning
Rezoning - Properties in Park Heights

FOR the purpose of changing the zoning for certain properties in Park Heights: as outlined in green on the accompanying plats, from the B-1 Zoning District to the OS Zoning District and from the R-6 Zoning District to the OS Zoning District; as outlined in orange on the accompanying plats from the B-1 Zoning District to the R-10 Zoning District, from the M-2 Zoning District to the R-10 Zoning District, from the O-R Zoning District to the R-10 Zoning District, and from the R-6 Zoning District to the R-10 Zoning District; as outlined in red on the accompanying plats from the B-2 Zoning District to the B-3 Zoning District, from the R-5 Zoning District to the B-3 Zoning District, and from the R-7 Zoning District to the B-3 Zoning District; as outlined in yellow on the accompanying plats from the B-2 Zoning District to the R-6 Zoning District, from the B-3 Zoning District to the R-6 Zoning District, from the M-2 Zoning District to the R-6 Zoning District, from the O-R Zoning District to the R-6 Zoning District, and from the R-7 Zoning District to the R-6 Zoning District; as outlined in brown on the accompanying plats from the B-3 Zoning District to the B-1 Zoning District; as outlined in pink on the accompanying plats from the B-3 Zoning District to the B-2 Zoning District and from the R-6 Zoning District to the B-2 Zoning District; as outlined in purple on the accompanying plats from the B-3 Zoning District to the M-1; as outlined in turquoise on the accompanying plats from the B-3 Zoning District to the M-2 Zoning District; and as outlined in tan on the accompanying plats from the R-6 Zoning District to the R-5 Zoning District.

BY amending

Article Zoning
Zoning District Maps
Sheet(s) 11, 12, 13, 22, and 23
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheets 11, 12, 13, 22, and 23 of the Zoning District Maps are amended by changing the zoning for the following properties, all as outlined on the plats accompanying this Ordinance:

Properties to be rezoned from the B-1 Zoning District to the OS Zoning District, as outlined in green:

4800 Park Heights Avenue
4804 Park Heights Avenue
4806 Park Heights Avenue
4808 Park Heights Avenue
4810 Park Heights Avenue
4812 Park Heights Avenue
4814 Park Heights Avenue
4816 Park Heights Avenue
4900 Park Heights Avenue
3202 Woodland Avenue

Properties to be rezoned from the B-1 Zoning District to the R-10 Zoning District, as outlined in orange:

3139 Virginia Avenue
3137 Virginia Avenue

Properties to be rezoned from the B-2 Zoning District to the B-3 Zoning District, as outlined in red:

5263 Park Heights Avenue
5267 Park Heights Avenue
5271 Park Heights Avenue

Properties to be rezoned from the B-2 Zoning District to the R-6 Zoning District, as outlined in yellow:

4329 Park Heights Avenue
4331 Park Heights Avenue
4333 Park Heights Avenue
4335 Park Heights Avenue
4337 Park Heights Avenue
4339 Park Heights Avenue
4341 Park Heights Avenue
4345 Park Heights Avenue
4347 Park Heights Avenue
4349 Park Heights Avenue
4351 Park Heights Avenue
4353 Park Heights Avenue
4355 Park Heights Avenue
4301 Park Heights Avenue
4303 Park Heights Avenue
4305 Park Heights Avenue
4307 Park Heights Avenue
4309 Park Heights Avenue
4311 Park Heights Avenue
4313 Park Heights Avenue
4315 Park Heights Avenue
4317 Park Heights Avenue
4319 Park Heights Avenue
3712 W Belvedere Avenue
3714 W Belvedere Avenue

3716 W Belvedere Avenue

4913 Park Heights Avenue
4915 Park Heights Avenue
4917 Park Heights Avenue
4919 Park Heights Avenue
4921 Park Heights Avenue
3115 W Garrison Avenue
4605 Park Heights Avenue
4607 Park Heights Avenue
4609 Park Heights Avenue

Properties to be rezoned from the B-3 Zoning District to the B-1 Zoning District, as outlined in brown:

3000 Liberty Heights Avenue
3004 Liberty Heights Avenue
3010 Liberty Heights Avenue

Properties to be rezoned from the B-3 Zoning District to the B-2 Zoning District, as outlined in pink:

4419 Reisterstown Road
4431 Reisterstown Road
5250 Park Heights Avenue

Properties to be rezoned from the B-3 Zoning District to the M-1 Zoning District, as outlined in purple:

2900 Liberty Heights Avenue

Properties to be rezoned from the B-3 Zoning District to the M-2 Zoning District, as outlined in turquoise:

4924 Reisterstown Road
5030 Reisterstown Road
4849 Eleanora Avenue
3803 Fear Avenue
3811 Fear Avenue

Properties to be rezoned from the B-3 Zoning District to the R-6 Zoning District, as outlined in yellow:

4900 Reisterstown Road
4902 Reisterstown Road
4904 Reisterstown Road
4906 Reisterstown Road
4908 Reisterstown Road
4910 Reisterstown Road
4912 Reisterstown Road
4914 Reisterstown Road
4916 Reisterstown Road
4918 Reisterstown Road
4848 Reisterstown Road
4850 Reisterstown Road

4852 Reisterstown Road
4854 Reisterstown Road
4856 Reisterstown Road
4022 Reisterstown Road
4024 Reisterstown Road
4000 Reisterstown Road
4016 Reisterstown Road
4018 Reisterstown Road
4218 Reisterstown Road
4240 Reisterstown Road
4244 Reisterstown Road
4414 Reisterstown Road
4416 Reisterstown Road
4418 Reisterstown Road
4420 Reisterstown Road
4422 Reisterstown Road
4424 Reisterstown Road
4430 Reisterstown Road
4401 Towanda Avenue
4405 Towanda Avenue
4407 Towanda Avenue
4409 Towanda Avenue
4411 Towanda Avenue
4740 Reisterstown Road
3600 Woodland Avenue
4660 Reisterstown Road
4531 Reisterstown Road
4515 Reisterstown Road
4501 Reisterstown Road
3427 Royce Avenue
4229 Reisterstown Road
4225 Reisterstown Road
4219 Reisterstown Road
4213 Reisterstown Road
4211 Reisterstown Road
2710 Quantico Avenue
4035 Reisterstown Road
4033 Reisterstown Road
4031 Reisterstown Road
4029 Reisterstown Road
4027 Reisterstown Road
4025 Reisterstown Road
4023 Reisterstown Road
4021 Reisterstown Road
4019 Reisterstown Road
4017 Reisterstown Road
4015 Reisterstown Road
4013 Reisterstown Road
2703 Quantico Avenue

4127 Reisterstown Road
4123 Reisterstown Road
4101 Reisterstown Road
3407 Reisterstown Road

3405 Reisterstown Road
3403 Reisterstown Road
3401 Reisterstown Road
4250 Greenspring Avenue
2801 W Belvedere Avenue
4901 Reisterstown Road
4903 Reisterstown Road
4905 Reisterstown Road
4907 Reisterstown Road
4909 Reisterstown Road
4915 Reisterstown Road
4923 Reisterstown Road
4805 Nelson Avenue
4637 Reisterstown Road
4641 Reisterstown Road
5115 Pimlico Road
Block 3176A Lot 015
Block 3190B Lot 025
Block 3311 Lot 029
Block 3311 Lot 035
Block 3311 Lot 036

Properties to be rezoned from the M-2 Zoning District to the R-10 Zoning District, as outlined in orange:

3100 West Cold Spring Lane
3102 West Cold Spring Lane
3105 West Cold Spring Lane
4201 Wabash Avenue
3025 West Cold Spring Lane
4411 Wabash Avenue
3111 Ridgewood Avenue
3020 West Cold Spring Lane
3010 Ridgewood Avenue
2926 Ridgewood Avenue
3000 Ridgewood Avenue
3004 Ridgewood Avenue
3306 Ridgewood Avenue
3308 Ridgewood Avenue
3310 Ridgewood Avenue
4600 North Rogers Avenue
4300 Hayward Avenue
Block 3100A Lot 001
Block 3100A Lot 001A
Block 3193A Lot 029

Properties to be rezoned from the M-2 Zoning District to the R-6 Zoning District, as outlined in yellow:

2919 Alexander Avenue
2921 Alexander Avenue
3637 Woodland Avenue
4620 Doll Avenue

3604 Woodland Avenue
3608 Woodland Avenue
3620 Woodland Avenue
3636 Woodland Avenue
4650 Reisterstown Road
3605 Woodland Avenue
3609 Woodland Avenue
3617 Woodland Avenue
3625 Woodland Avenue
3629 Woodland Avenue
3635 Woodland Avenue

Properties to be rezoned from the O-R Zoning District to the R-10 Zoning District, as outlined in orange:

3010 West Cold Spring Lane
3002 West Cold Spring Lane

Properties to be rezoned from the O-R Zoning District to the R-6 Zoning District, as outlined in yellow:

4543 Reisterstown Road

Properties to be rezoned from the R-5 Zoning District to the B-3 Zoning District, as outlined in red:

3325 Hayward Avenue
3319 Hayward Avenue
3315 Hayward Avenue
3313 Hayward Avenue
3309 Hayward Avenue
3307 Hayward Avenue
3305 Hayward Avenue
5212 Maple Avenue
5206 Maple Avenue
5204 Maple Avenue
5200 Maple Avenue
5201 Maple Avenue
5203 Maple Avenue

Properties to be rezoned from the R-6 Zoning District to the B-2 Zoning District, as outlined in pink:

2626 West Cold Spring Lane
2628 West Cold Spring Lane
2630 West Cold Spring Lane
3133 Oakford Avenue

3135 Oakford Avenue
3137 Oakford Avenue
3139 Oakford Avenue
3130 Oakford Avenue
3132 Oakford Avenue
3134 Oakford Avenue

3136 Oakford Avenue

Properties to be rezoned from the R0-6 Zoning District to the OS Zoning District, as outlined in green:

4818 Park Heights Avenue
4820 Park Heights Avenue
4822 Park Heights Avenue
4824 Park Heights Avenue
4826 Park Heights Avenue
4828 Park Heights Avenue
4832 Park Heights Avenue
4834 Park Heights Avenue
4836 Park Heights Avenue
4838 Park Heights Avenue
4975 Denmore Avenue
4973 Denmore Avenue
4943 Denmore Avenue
4941 Denmore Avenue
4939 Denmore Avenue
4937 Denmore Avenue
4935 Denmore Avenue
4933 Denmore Avenue
4931 Denmore Avenue
4929 Denmore Avenue
4927 Denmore Avenue
4925 Denmore Avenue
4923 Denmore Avenue
4921 Denmore Avenue
4919 Denmore Avenue
4917 Denmore Avenue
4915 Denmore Avenue
4913 Denmore Avenue
4911 Denmore Avenue
4909 Denmore Avenue
4907 Denmore Avenue
4905 Denmore Avenue
4903 Denmore Avenue
4901 Denmore Avenue
3222 Woodland Avenue
3220 Woodland Avenue
3218 Woodland Avenue
3216 Woodland Avenue
3214 Woodland Avenue

3212 Woodland Avenue
3210 Woodland Avenue
3208 Woodland Avenue
3206 Woodland Avenue
3204 Woodland Avenue
4900 Denmore Avenue
4902 Denmore Avenue
4904 Denmore Avenue
4906 Denmore Avenue

4908 Denmore Avenue
4910 Denmore Avenue
4912 Denmore Avenue
4914 Denmore Avenue
4916 Denmore Avenue
4918 Denmore Avenue
4920 Denmore Avenue
4922 Denmore Avenue
4924 Denmore Avenue
4926 Denmore Avenue
4928 Denmore Avenue
4930 Denmore Avenue
4932 Denmore Avenue
4934 Denmore Avenue
4936 Denmore Avenue
4938 Denmore Avenue
4940 Denmore Avenue
4942 Denmore Avenue
4944 Denmore Avenue
4956 Denmore Avenue
4976 Denmore Avenue
4978 Denmore Avenue
4980 Denmore Avenue
4982 Denmore Avenue
4984 Denmore Avenue
4986 Denmore Avenue
4988 Denmore Avenue
4990 Denmore Avenue
4992 Denmore Avenue
4994 Denmore Avenue
3300 Woodland Avenue
3302 Woodland Avenue
4701 Reisterstown Road
4715 Reisterstown Road
4717 Reisterstown Road
4719 Reisterstown Road
4721 Reisterstown Road
4723 Reisterstown Road
4725 Reisterstown Road
Block 4605 Lot 066

Block 4605 Lot 067
Block 4605A Lot 051
Block 4605A Lot 051A
Block 4605A Lot 052

Properties to be rezoned from the R-6 Zoning District to the R-10 Zoning District, as outlined in orange:

2911 West Cold Spring Lane
2913 West Cold Spring Lane
2915 West Cold Spring Lane
2917 West Cold Spring Lane
3003 West Cold Spring Lane

3005 West Cold Spring Lane
3000 West Cold Spring Lane
4398 Daytona Avenue
4400 Daytona Avenue
4402 Daytona Avenue
4404 Daytona Avenue
4406 Daytona Avenue
4408 Daytona Avenue
4410 Daytona Avenue
4412 Daytona Avenue
4414 Daytona Avenue
3001 Ridgewood Avenue
3003 Ridgewood Avenue
3005 Ridgewood Avenue
3007 Ridgewood Avenue
3009 Ridgewood Avenue
3011 Ridgewood Avenue
3013 Ridgewood Avenue
3015 Ridgewood Avenue
3017 Ridgewood Avenue
3019 Ridgewood Avenue
3021 Ridgewood Avenue
3023 Ridgewood Avenue
4648 Park Heights Avenue
4650 Park Heights Avenue
4652 Park Heights Avenue
4654 Park Heights Avenue
4656 Park Heights Avenue
4658 Park Heights Avenue
4660 Park Heights Avenue
4662 Park Heights Avenue
4664 Park Heights Avenue
4666 Park Heights Avenue
4668 Park Heights Avenue
4670 Park Heights Avenue
4672 Park Heights Avenue
4674 Park Heights Avenue

4676 Park Heights Avenue
4678 Park Heights Avenue
3201 Virginia Avenue
3203 Virginia Avenue
3205 Virginia Avenue
3207 Virginia Avenue
3209 Virginia Avenue
3211 Virginia Avenue
4717 Homer Avenue
4715 Homer Avenue
4713 Homer Avenue
4711 Homer Avenue
4709 Homer Avenue
4707 Homer Avenue
4705 Homer Avenue
4703 Homer Avenue

4701 ½ Homer Avenue
4701 Homer Avenue
4801 Park Heights Avenue
4803 Park Heights Avenue
4805 Park Heights Avenue
4807 Park Heights Avenue
4809 Park Heights Avenue
4811 Park Heights Avenue
4813 Park Heights Avenue
4815 Park Heights Avenue
4817 Park Heights Avenue
4819 Park Heights Avenue
4821 Park Heights Avenue
4823 Park Heights Avenue
4827 Park Heights Avenue
4829 Park Heights Avenue
4831 Park Heights Avenue
4833 Park Heights Avenue
4835 Park Heights Avenue
4837 Park Heights Avenue
4839 Park Heights Avenue
4841 Park Heights Avenue
4843 Park Heights Avenue
4845 Park Heights Avenue
4847 Park Heights Avenue
4700 Park Heights Avenue
4702 Park Heights Avenue
4704 Park Heights Avenue
4706 Park Heights Avenue
4708 Park Heights Avenue
4710 Park Heights Avenue
4712 Park Heights Avenue
4714 Park Heights Avenue

4716 Park Heights Avenue
4718 Park Heights Avenue
4720 Park Heights Avenue
4722 Park Heights Avenue
4724 Park Heights Avenue
4726 Park Heights Avenue
4728 Park Heights Avenue
4730 Park Heights Avenue
4732 Park Heights Avenue
4734 Park Heights Avenue
4736 Park Heights Avenue
4738 Park Heights Avenue
4740 Park Heights Avenue
4742 Park Heights Avenue
4744 Park Heights Avenue
4746 Park Heights Avenue
4748 Park Heights Avenue
4750 Park Heights Avenue
4752 Park Heights Avenue
3203 Woodland Avenue

3205 Woodland Avenue
3207 Woodland Avenue
3209 Woodland Avenue
3211 Woodland Avenue
3213 Woodland Avenue
3215 Woodland Avenue
3217 Woodland Avenue
3219 Woodland Avenue
3221 Woodland Avenue
4811 Homer Avenue
4809 Homer Avenue
4807 Homer Avenue
4805 Homer Avenue
4803 Homer Avenue
4801 Homer Avenue
3212 Virginia Avenue
3210 Virginia Avenue
3208 Virginia Avenue
3206 Virginia Avenue
3204 Virginia Avenue
3202 Virginia Avenue
4701 Park Heights Avenue
4703 Park Heights Avenue
4705 Park Heights Avenue
4707 Park Heights Avenue
4709 Park Heights Avenue
4711 Park Heights Avenue
4713 Park Heights Avenue
4715 Park Heights Avenue

4717 Park Heights Avenue
4719 Park Heights Avenue
4721 Park Heights Avenue
4723 Park Heights Avenue
4725 Park Heights Avenue
4727 Park Heights Avenue
4729 Park Heights Avenue
4731 Park Heights Avenue
4733 Park Heights Avenue
4735 Park Heights Avenue
4737 Park Heights Avenue
4739 Park Heights Avenue
4741 Park Heights Avenue
4743 Park Heights Avenue
4745 Park Heights Avenue
4747 Park Heights Avenue
4749 Park Heights Avenue
4751 Park Heights Avenue
4753 Park Heights Avenue
4755 Park Heights Avenue
4655 Park Heights Avenue
4657 Park Heights Avenue
4659 Park Heights Avenue
4661 Park Heights Avenue

4663 Park Heights Avenue
4665 Park Heights Avenue
4667 Park Heights Avenue
4669 Park Heights Avenue
4671 Park Heights Avenue
4673 Park Heights Avenue
4675 Park Heights Avenue
4677 Park Heights Avenue
4679 Park Heights Avenue
4681 Park Heights Avenue
4683 Park Heights Avenue
4685 Park Heights Avenue
4650 Delaware Avenue
Block 3185 Lot 088
Block 3185 Lot 088A

Properties to be rezoned from the R-6 Zoning District to the R-5 Zoning District, as outlined in tan:

3000 Woodland Avenue
3002 Woodland Avenue
3004 Woodland Avenue
3006 Woodland Avenue
3008 Woodland Avenue
3010 Woodland Avenue
3012 Woodland Avenue

3014 Woodland Avenue
3016 Woodland Avenue
3018 Woodland Avenue
3020 Woodland Avenue
3022 Woodland Avenue
3024 Woodland Avenue
3026 Woodland Avenue
3028 Woodland Avenue
3030 Woodland Avenue
3032 Woodland Avenue
3100 Woodland Avenue
3102 Woodland Avenue
3104 Woodland Avenue
3106 Woodland Avenue
3108 Woodland Avenue
3110 Woodland Avenue
3112 Woodland Avenue
3114 Woodland Avenue
3116 Woodland Avenue
3118 Woodland Avenue
3120 Woodland Avenue
3122 Woodland Avenue
3124 Woodland Avenue
3126 Woodland Avenue
3128 Woodland Avenue
4806 Pimlico Road
3132 Virginia Avenue

3134 Virginia Avenue
3136 Virginia Avenue
3138 Virginia Avenue
3140 Virginia Avenue
3142 Virginia Avenue
3144 Virginia Avenue
3129 Woodland Avenue
3127 Woodland Avenue
3125 Woodland Avenue
3123 Woodland Avenue
3121 Woodland Avenue
3119 Woodland Avenue
3117 Woodland Avenue
3115 Woodland Avenue
3113 Woodland Avenue
3111 Woodland Avenue
3109 Woodland Avenue
3107 Woodland Avenue
3105 Woodland Avenue
3103 Woodland Avenue
4726 Delaware Avenue
4724 Delaware Avenue

4722 Delaware Avenue
4720 Delaware Avenue
4718 Delaware Avenue
4716 Delaware Avenue
4714 Delaware Avenue
4712 Delaware Avenue
4710 Delaware Avenue
4708 Delaware Avenue
4706 Delaware Avenue
4704 Delaware Avenue
4702 Delaware Avenue
3100 Virginia Avenue
3102 Virginia Avenue
3104 Virginia Avenue
3106 Virginia Avenue
3108 Virginia Avenue
3110 Virginia Avenue
3112 Virginia Avenue
3114 Virginia Avenue
3116 Virginia Avenue
3118 Virginia Avenue
3120 Virginia Avenue
3122 Virginia Avenue
3124 Virginia Avenue
3126 Virginia Avenue
3128 Virginia Avenue
3130 Virginia Avenue
4701 Delaware Avenue
4703 Delaware Avenue
4705 Delaware Avenue
4707 Delaware Avenue

4709 Delaware Avenue
4711 Delaware Avenue
4713 Delaware Avenue
4715 Delaware Avenue
4717 Delaware Avenue
4719 Delaware Avenue
4721 Delaware Avenue
4723 Delaware Avenue
4725 Delaware Avenue
3037 Woodland Avenue
3035 Woodland Avenue
3033 Woodland Avenue
3031 Woodland Avenue
3029 Woodland Avenue
3027 Woodland Avenue
3025 Woodland Avenue
3023 Woodland Avenue
3021 Woodland Avenue

3019 Woodland Avenue
3017 Woodland Avenue
3015 Woodland Avenue
3013 Woodland Avenue
3011 Woodland Avenue
3009 Woodland Avenue
3007 Woodland Avenue
3005 Woodland Avenue
3003 Woodland Avenue
4736 Pimlico Road
4734 Pimlico Road
4732 Pimlico Road
4730 Pimlico Road
4728 Pimlico Road
4726 Pimlico Road
4724 Pimlico Road
4722 Pimlico Road
4720 Pimlico Road
4718 Pimlico Road
4716 Pimlico Road
4714 Pimlico Road
4712 Pimlico Road
4710 Pimlico Road
4708 Pimlico Road
4706 Pimlico Road
4704 Pimlico Road
4702 Pimlico Road
4700 Pimlico Road
3135 Virginia Avenue
3133 Virginia Avenue
3131 Virginia Avenue
3129 Virginia Avenue
3127 Virginia Avenue
3125 Virginia Avenue
3123 Virginia Avenue

3121 Virginia Avenue
3119 Virginia Avenue
3117 Virginia Avenue
3115 Virginia Avenue
3113 Virginia Avenue
3111 Virginia Avenue
3109 Virginia Avenue
3107 Virginia Avenue
3105 Virginia Avenue
3103 Virginia Avenue
3101 Virginia Avenue
4670 Pimlico Road
4668 Pimlico Road
4666 Pimlico Road

4664 Pimlico Road
4662 Pimlico Road
4660 Pimlico Road
4658 Pimlico Road
4656 Pimlico Road
4654 Pimlico Road
4671 Delaware Avenue
4669 Delaware Avenue
4667 Delaware Avenue
4665 Delaware Avenue
4663 Delaware Avenue
4661 Delaware Avenue
4659 Delaware Avenue
4657 Delaware Avenue
4655 Delaware Avenue
4653 Delaware Avenue

Properties to be rezoned from the R-7 Zoning District to the B-3 Zoning District, as outlined in red:

5201 Ethelbert Avenue
3301 Hayward Avenue

Properties to be rezoned from the R-7 Zoning District to the R-6 Zoning District, as outlined in yellow:

3600 West Belvedere Avenue

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plats 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 plats; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plats; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plats 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 30th day after the date it is enacted.

dlr08 0341 ~intro/16Jul08
rezon'g/ParkHeights/nbr

dlr08 0341 ~intro/16Jul08
??15??
rezon'g/ParkHeights/nbr