

SUMMARY OF COMPREHENSIVE ZONING MAP CHANGES IN CHARLES VILLAGE

By: CVCA Land Use Committee Members: Sharon L. Guida, Jeanne Knight, and Peter Duvall.

To review the Proposed New Zoning Map for Area 7, and the definitions of the various new zones, please go to www.rewritebaltimore.org

To review the existing Zoning Code and definitions of the current zones, go to www.baltimorecity.gov

A. Changes that we requested that were not made and which require Amendment by Dept of Planning or by Council persons Mary Pat Clarke and/or Carl Stokes:

1. Change 2600 block of Maryland from OR-2 to R-8: to encourage the removal of old abandoned commercial buildings and to require rebuilding to be residential.
2. 3200 block of St. Paul is still R-8 although the 3100 block has been changed from B-1 to C-1. The 3200 block of St. Paul should be C-1 also because it is now a commercial block.
3. Change westside of 3200 block of N. Calvert back to R-6 from R-8. Lot sizes are the same as others in the R-6 Area and we do not understand the reason for the change. R-6 allows for lower density than R-8.

B. Changes that Dept of Planning made that we do not agree with and which must be made by Amendment by Dept of Planning or by Councilpersons Mary Pat Clarke and/or Carl Stokes:

- I. Westside of 2400 Block of Guilford and westside of 2400 block of Barclay changed from R-6 to R-7 in final version of the Map. This may have been changed in error and Alexandra Hoffman of the Dept of Planning is checking into it. R-6 zone is consistent with prior versions of the Map and for similar houses on Guilford and Barclay North of 25th Street..
2. 25th St East of Hargrove to Brentwood: has been changed from OR Mixed Use when last version was just plain OR. Between Barclay and Brentwood buildings are flat front with no porches. This change would not be made because we do not want retail on the 1st floor of rowhouses on these blocks.
3. 3100 blocks of Abell and westside of 3100 block of Barclay were changed from R-6 to R-7 which makes those lots easier to convert to multifamily dwellings. We believe this is a mistake and believe that the lot sizes more closely match an R-6 zone than an R-8 zone.

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4. Red Cross Bldg at northeast corner of 27th and N. Charles changed from OR-2 to C-1. Why? C-1 allows for increased commercial uses that an OR zone prevents, such as medical clinics, etc. Should leave it as OR-2 zone.
5. Eastside of the 2700 block of N. Charles (except for the Red Cross Building) changed from R-8 to OR. Why? Should leave it as R-8 zone.
6. Bank of America and parking lot parcel on the westside of the northend of the 2500 block of Maryland. Why is it OR-2 and not C-1 or C-2?

C. New Changes that we are asking be made:

1. Change Schnapp Shop parcel at 30th and N. Calvert from R-8 to C-1 to be more consistent with the current use and to remove the non-conforming use.
2. Change both sides of 2300 block and westside of 2400 blocks of Maryland from C-1 to OR-1 to be more consistent with the residential character of those blocks.

D. Changes that we agree with:

1. 3000 Block of N. Charles has been changed from R-9 to R-8 which is good because it allows for lower density residential use.
2. Change 200 block of E.33rd and ½ of 300 block of E. 33rd from R-7 to R-6 to reduce density.
3. Westside of 3200 block of Guilford changed from R-8 to R-6 which is good because it allows for lower density residential use.
4. Apartment House between Guilford and Abell on the Northside of the 300 block of E. 32nd in middle of block changed from R-8 to R-9 which is more consistent with the actual density requirements of an R-9 zone.
5. Waverly Main Street changed from B-2 to C-1 which is consistent with its current use and merely a name change of zone.
6. McDonald's at 29th and Greenmount changed from B-3-2 to C-2 which is consistent with its current use and merely a name change of zone.
7. 2600 to ½ of 3000 block of Calvert, and 2800 to 3000 block of Guilford, changed from R-7 to R-6 which is good because it allows for lower density of residential use.

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8. Southside of 200 block of E. 30th Street where Peabody Apts is located was changed from R-7 to R-8 because the higher density of that parcel is more consistent with R-8 than R-7.
9. Harwood Area changes from R-7 to R-8 are good because the lot sizes more closely match R-8 than R-7.
10. Mayflower site between 27th and Lorraine on Greenmount was changed from B-3 to C-1 which is consistent with its current use and merely a name change of zone.
11. 2700 block of Greenmount was changed from B-1 to C-1, which is consistent with its current use and merely a name change of zone.
12. Mother Seton Building on the westside of the 2800 block of N. Charles Street was changed from R-8 to OR-2 which is more consistent with its current use.
13. Southside of Unit block of W. 29th has been downzoned from OR-3 to OR-2 which is a good thing because it allows for uses that are more compatible with the residential area.
14. Southside of 100 block of W. 29th has been downzoned from R-10 to R-8 which is good because it allows for lower density residential use.
15. Howard and 27th :Meet 27 Restaurant Parcel has been changed from R-8 to C-1 which is good because it is more consistent with the use and removes the parcel as a non-conforming use.
16. 1st 6 or 8 houses on the westside of the 2700 block of Maryland changed from R-8 to R-1 is good because the lot sizes are smaller than the other R-8 lots and are more consistent with a R-1 zone. This is good because it allows for lower density residential use.
17. PS Storage and Union Memorial Parking Garage on the Westside of the 2600 block of N. Charles changed from OR to C-1 which is more consistent with its current use.
18. Ottobar parcel in the 2500 block of N. Howard Street changed from B-3 to C-1 which is consistent with its current use and merely a name change of the identical zone.
19. Anderson Honda parcels south of 25th Street and west of Howard and Exxon Station north of 25th Street and west of Howard were changed from B-3 to C-4 which is consistent with the use approved by the 25th Street Station PUD and the current use, and merely a name change of the identical zone.
20. Anderson parcels, and all other parcels south of 25th Street and east of Howard up to Lovegrove alley , and the parcels on the northside of 25th Street between Howard and

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Hargrove were changed from B-2 or B-3 to C-1 which is consistent with the current use and merely a name change of the identical zone and a downzone from B-3 for the northeast corner of Howard and 25th.

21. Safeway parcel on the eastside of the 2400 block of N. Charles is partly changed from B-3 to C-3, which is merely a name change of the identical zone, and partly changed from B-2 to C-3 which is more consistent with its current use.
22. Brentwood Apartments @ 410 E 25th were changed from B-2 to R-8 which is more consistent with its actual use.
23. 2400 block of Greenmount downzoned from B-2 to R-8 which is good because it is more consistent with its current use which is now more residential than commercial.
24. 2000 to 2400 blocks of Calvert downzoned from OR to R-8 which is good because it is more consistent with the actual use, which is more residential than Office.
25. Eastside of 2100 to 2200 blocks and Westside of 2000 to 2200 blocks of St. Paul downzoned from OR to R-8 because it is more consistent with the actual use, which is more residential than Office.
26. South half of the westside and the eastside of the 2300 block of St. Paul changed from OR to OR-2 because it is more consistent with the actual use.
27. North half of the westside of the 2300 block of St. Paul changed from OR to C-1 to attract more users to a vacant lot.
28. Both sides of Barclay from 20th to 22nd and to 22 ½ downzoned from R-9 to R-8, which is good because it allows for lower density in residential use.
29. The 2500 block of Saint Paul Street east of Hargrove and the westside of the 2500 block of N. Calvert were changed from B-1 to OR-2 which is more consistent with the actual use and more friendly to the area so close to the residential area.