

February 20, 2013

To: Ridgely's Delight Community Association
From: Ridgely's Delight Zoning Committee
Subject: Zoning Proposal

The Ridgely's Delight Zoning Committee organized two meetings with interested individuals to discuss options for zoning of our community, pursuant to the City's new zoning plan to go into effect this year. Members also took zoning suggestions from the Ridgely's Delight Business Development Committee into consideration in making these suggestions. As of this date, here are the preferred modifications from ReWrite Baltimore's current proposed zoning scheme:

1. 207-209 S. Fremont Ave - Propose zoning as R-8, as they are currently row homes and would fit the rest of the scheme for all properties that face Dover.
2. 730-732 Dover Street - Propose zoning as R-8, as they are currently rowhomes and would fit the rest of the scheme for all other properties that face Dover.
3. Ridgely's Mini-Mart at 633 Washington Blvd to be zoned C-1. Rationale for this zoning is the Community's desire to maintain food, convenience items and liquor sales at this location, as evidenced by the Petition signed by over 250 residents. It is recognized that sale of liquor is a Conditional Use in C-1, so Ms. Pak would need to apply for this use, assuming a C-1 zoning is permitted for this address.
4. For the Bosco building at 641 Washington, zone as I-MU, as the business is currently light industrial (printing/engraving services) and is intended to be so going forward.
5. For the Eklof building at 612 Washington Blvd, zone as R-8-R-MU, as the building is currently for sale with the intended use for multi-family housing but also has business storefront possibilities as allowed by the R-MU overlay. We also defer to the planning department with this particular parcel of land.
6. For the building at 625 Portland St, zone as R-8-R-MU as it is a residence now. But since it is a storefront on a potential commercial block, the option for a future business on the first floor is a good option. This will also keep the zoning uniform with the adjacent building at 612 Washington (Eklof Building).
7. For the Quigley Tavern building at 633 Portland St, desired zoning is C-1.
8. For the building at 337 Fremont Ave, zone as I-MU, as the business has been light industrial (lighting supplies) and may be used going forward for either light industrial or residential.
9. For the Dimensional Productions building at 669-73 Melvin Dr zone as I-MU, as the business is currently light industrial (scale architectural models, machine shop) and is intended to be so going forward.
10. For the open lots at 512 Eislen St. and 515 Eislen St., zone as OS (open space).
11. For the open lot at 610 W. Conway St., zone as OS (open space), as it is currently used as a community parking lot facing Burgundy St. and it is intended to be so going forward.

We believe this zoning scheme will optimally suit the needs of both business owners and residents of Ridgely's Delight now and going forward, leaving the flexibility to attract both new residents and new businesses. By the way, The Corner Bistro and Wine Bar at 213 Penn St should remain zoned as R-8, being grandfathered in to operate the restaurant. This is not a change to the current zoning. Also, please leave the 700 block of Pratt St. as proposed C-1. We had initially discussed OR but that block does not participate in Ridgely's Delight residential permit parking so residential could be problematic.