

Introduced by: Councilmember Stokes, *Re: signage*

At the request of: New Light, LLC

Address: c/o Mohammad Choudhry, 15763 Beau Ridge Drive, Woodbridge, Virginia 22193
Telephone: 1-703-627-1352

Prepared by: Department of Legislative Reference

Date: March 20, 2019

Referred to LAND USE Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0361

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 2423 and 2425 Greenmount Avenue

FOR the purpose of changing the zoning for the properties known as 2423 and 2425 Greenmount Avenue (Block 4063, Lots 007 and 006), as outlined in red on the accompanying plat, from the C-1 Zoning District to the C-4 Zoning District.

By amending


Article 32 - Zoning
Zoning District Map
Sheet 36
Baltimore City Revised Code
(Edition 2000)

Edmund Keeney
Robert Stokes

WITHDRAWN

NO. _____

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

FROM	NAME & TITLE	Frank Murphy, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0361		

TO: Ex Officio Mayor Young
TO: Land Use and Transportation Committee
FROM: Department of Transportation
POSITION: No Objection
RE: Council Bill – 19-0361

DATE: 4/29/19

INTRODUCTION – Rezoning - 2423 and 2425 Greenmount Avenue

PURPOSE/PLANS – For the purpose of changing the zoning for the properties known as 2423 and 2425 Greenmount Avenue (Block 4063, Lots 007 and 006), as outlined in red on the accompanying plat, from the C-1 Zoning District to the C-4 Zoning District.

COMMENTS – This bill is a rezoning ordinance that proposes changing 2423 and 2425 Greenmount Avenue from the C-1 Zoning District to the C-4 Zoning District. The bill’s statement of intent indicates that the rezoning is being pursued for the purposes of making 2423 Greenmount Avenue an art studio and 2425 Greenmount Avenue a retail goods establishment. The bill as proposed should have no fiscal or operational impact on the Department of Transportation.

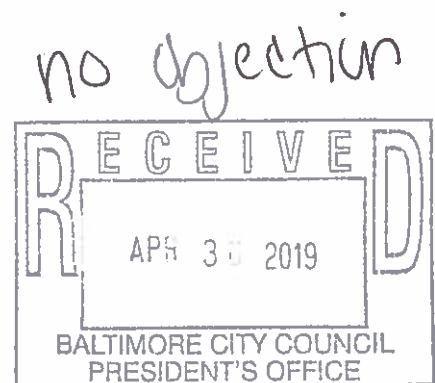
AGENCY/DEPARTMENT POSITION – The Department of Transportation has no objection to City Council bill 19-0361.

If you have any questions, please do not hesitate to contact Liam Davis via email at Liam.Davis@baltimorecity.gov or by phone (410) 545-3207.

Sincerely,

Frank Murphy

Frank Murphy
Acting Director



CITY OF BALTIMORE

CATHERINE F. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Suite 922
Baltimore, Maryland 21202

April 30, 2019

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

RE: CC Bill #19-0361 Rezoning – 2423 and 2425 Greenmount Avenue

Ladies and Gentlemen:

City Council Bill No. 19-0361 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

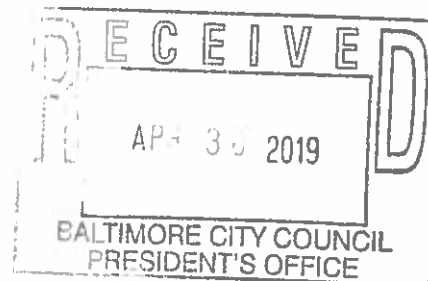
The purpose of City Council Bill No. 19-0361 is to change the zoning for the properties known as 2423 and 2425 Greenmount Avenue (Block 4063, Lots 007 and 006) from the C-1 Zoning District to the C-4 Zoning District.

The BMZA has reviewed the legislation and defers to the Planning Department on CC Bill. No. 19-0361.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



*Defer to
Planning*

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director *Peter Little*
DATE: April 25, 2019
RE: Council Bill 19-0361



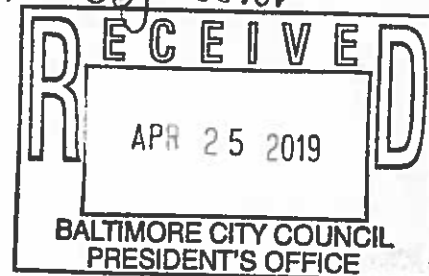
I am herein reporting on City Council Bill 19-0361 introduced by Councilmembers Stokes and Reisinger at the request of New Light, LLC.

The purpose of this bill is for changing the zoning for the properties known as 2423 and 2425 Greenmount Avenue from the C-1 Zoning District to the C-4 Zoning District.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. The legislation does not explicitly address parking. Therefore, parking requirements will be based on the C-4 Zoning District as prescribed by the Zoning Code. A site visit was conducted during the first week of April 2019. Currently the properties have a building lot coverage of 100%. As potential redevelopment plans and uses become more defined, the PABC will be involved through the Site Plan Review Committee to ensure that parking and loading demands are adequately addressed, and that negative effects of parking and loading are mitigated.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0361.

no objection



**CITY OF BALTIMORE
COUNCIL BILL 19-0361
(First Reader)**

Introduced by: Councilmembers Stokes, Reisinger

At the request of: New Light, LLC

Address: c/o Mohammad Choudhry, 15763 Beau Ridge Drive, Woodbridge, Virginia 22193

Telephone: 1-703-627-1352

Introduced and read first time: March 25, 2019

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation, Baltimore City Parking Authority Board

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 2423 and 2425 Greenmount Avenue**

3 FOR the purpose of changing the zoning for the properties known as 2423 and 2425 Greenmount
4 Avenue (Block 4063, Lots 007 and 006), as outlined in red on the accompanying plat, from
5 the C-1 Zoning District to the C-4 Zoning District.

6 BY amending

7 Article 32 - Zoning
8 Zoning District Map
9 Sheet 36
10 Baltimore City Revised Code
11 (Edition 2000)

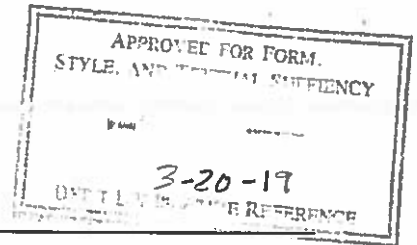
12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 Sheet 36 of the Zoning District Map is amended by changing from the C-1 Zoning District to the
14 C-4 Zoning District the properties known as 2423 and 2425 Greenmount Avenue (Block 4063,
15 Lots 007 and 006), as outlined in red on the plat accompanying this Ordinance.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
23 the Zoning Administrator.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
25 after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
{Brackets} indicate matter deleted from existing law.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Stokes
At the request of: New Light, LLC
Address: c/o Mohammad Choudhry, 15763 Beau Ridge Drive, Woodbridge, Virginia 22193
Telephone: 1-703-627-1352

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 2423 and 2425 Greenmount Avenue

FOR the purpose of changing the zoning for the properties known as 2423 and 2425 Greenmount Avenue (Block 4063, Lots 007 and 006), as outlined in red on the accompanying plat, from the C-1 Zoning District to the C-4 Zoning District.

BY amending

Article 32 - Zoning
Zoning District Map
Sheet 36
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 36 of the Zoning District Map is amended by changing from the C-1 Zoning District to the C-4 Zoning District the properties known as 2423 and 2425 Greenmount Avenue (Block 4063, Lots 007 and 006), 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 30th day after the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

STATEMENT OF INTENT

FOR

2423 Greenmount Ave E 2425 Greenmount Ave, Baltimore, MD

{Address}

1. Applicant's Contact Information:

Name: Mohammad A Choudhry
Mailing Address: 15763 Beau Ridge Dr Woodbridge, VA 22193
Telephone Number: (703) 627-1352
Email Address: mohammadc@hotmail.com

2. All Proposed Zoning Changes for the Property: Change zone C1 to C4.
Current zone is C1; Proposed zone is C4.

3. All Intended Uses of the Property: 2423 Greenmount: Art studio Commercial
2425 Greenmount Ave: Retail Goods Establishments

4. Current Owner's Contact Information:

Name: Mohammad Choudhry
Mailing Address: 15763 Beau Ridge Dr, Woodbridge, VA 22193
Telephone Number: (703) 627-1352
Email Address: mohammadc@hotmail.com

5. Property Acquisition:

The property was acquired by the current owner on 04/04/2008 by deed recorded in the
Land Records of Baltimore City in Liber Folio

6. Contract Contingency:

(a) There is ___ is not [checked] a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if
necessary}:

Blank lines for listing names and addresses of parties to the contract.

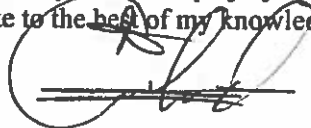
(ii) The purpose, nature, and effect of the contract are: N/A

7. Agency:

- (a) The applicant is _____ is not acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: N/A

AFFIDAVIT

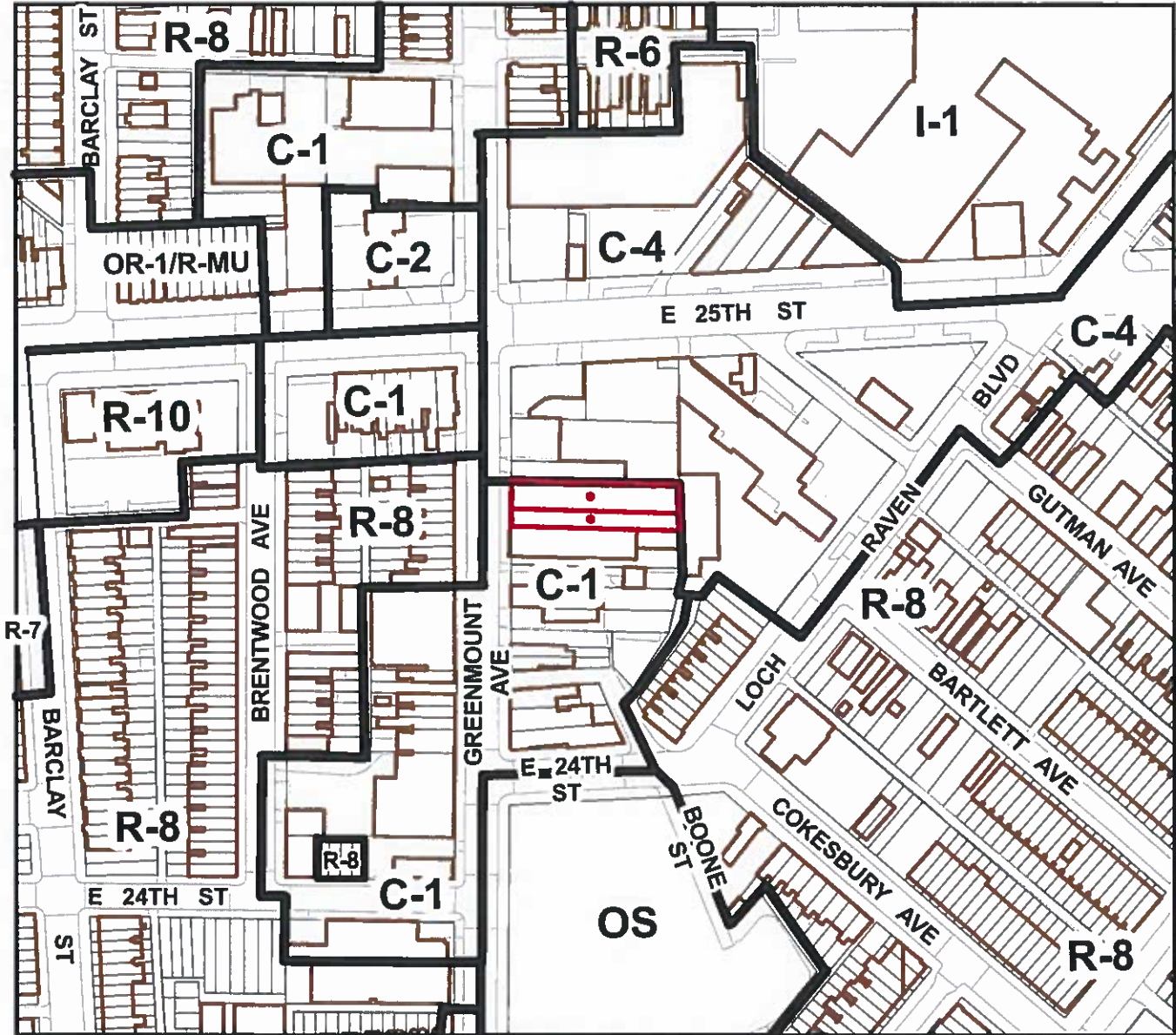
I, Mohammad A Choudhry, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

03/14/2019
Date

**SHEET NO. 36 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'

**In Connection With The Properties
Known As Nos. 2423 And 2425
GREENMOUNT AVENUE. The
Applicant Wishes To Request
The Rezoning Of The
Aforementioned Properties
From C-1 Zoning to C-4 Zoning,
As Outlined In Red Above.**

WARD 9 SECTION 5
BLOCK 4063 LOTS 6 & 7

MAYOR

PRESIDENT CITY COUNCIL



GREENMOUNT AVE

2427

2425

2423

2419-2421

200'

200'

36'

20'

Alley

Scale: 1" = 40'

2423 And 2425 GREENMOUNT AVENUE

Sheet #2

100



100



ACTION BY THE CITY COUNCIL

MAR 25 2010
20

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ 20 _____

COMMITTEE REPORT AS OF _____ 20 _____

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for
Third Reading on:

_____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn
from the files of the City Council.

President

Chief Clerk