

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 14-0347

Introduced by: Councilmember Reisinger
At the request of: 859 WASHINGTON BLVD LLC
Address: c/o Jon Laria, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor,
Baltimore, Maryland 21202-3268
Telephone: 410-528-5506
Introduced and read first time: March 24, 2014
Assigned to: Urban Affairs and Aging Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: June 16, 2014

AN ORDINANCE CONCERNING

**Urban Renewal – Washington Village –
Amendment 7**

1
2
3 FOR the purpose of amending the Urban Renewal Plan for Washington Village to modify the
4 responsibilities of the Commercial District Review Panel ~~and~~, to amend certain exhibits to
5 reflect the change of zoning, upon approval by separate ordinance, for the property known as
6 859 Washington Boulevard, to add new Appendices D and E to the Plan that recommend
7 changes, by separate ordinance, in land use districts and zoning classification districts for
8 certain properties, and to amend Exhibits 1 and 4 to reflect the list of properties in
9 Appendices D and E that are recommended to be changed; waiving certain content and
10 procedural requirements; making the provisions of this Ordinance severable; providing for
11 the application of this Ordinance in conjunction with certain other ordinances; and providing
12 for a special effective date.

13 BY authority of
14 Article 13 - Housing and Urban Renewal
15 Section 2-6
16 Baltimore City Code
17 (Edition 2000)

Recitals

18
19 The Urban Renewal Plan for Washington Village was originally approved by the Mayor and
20 City Council of Baltimore by Ordinance 79-1128 and last amended by Ordinance 07-545.

21 An amendment to the Urban Renewal Plan for Washington Village is necessary to modify the
22 responsibilities of the Commercial District Review Panel ~~and~~, to amend Exhibits 1 and 4 to
23 reflect the change of zoning, upon approval by separate ordinance, for the property known as 859
24 Washington Boulevard, to add new Appendices D and E to the Plan that recommend changes, by

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 separate ordinance, in land use districts and zoning classification districts for certain properties,
2 and to amend Exhibits 1 and 4 to reflect the list of properties in Appendices D and E that are
3 recommended to be changed.

4 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved
5 renewal plan unless the change is approved in the same manner as that required for the approval
6 of a renewal plan.

7 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
8 following changes in the Urban Renewal Plan for Washington Village are approved:

9 (1) In the Plan, amend C.4.c.2. to read as follows:

10 C. Techniques Used to Achieve Plan Objectives

11 4. Review of Development

12 c. Community Review

13 2. There is a Community Review Panel for the B-2-3 zoned
14 properties, called the “Commercial District Review Panel”, herein
15 referred to as the “Review Panel” to expedite the review and
16 approval of [significant] rehabilitation plans and permits, and to
17 provide local technical assistance to property owners and
18 merchants within the Community Business Areas zoned B-2-3.
19 The Review Panel must adopt by-laws within 6 months of its
20 establishment. The Review Panel is composed of the the following
21 members:
22

23 (2) Upon approval of rezoning by separate ordinance, amend Exhibit 1, “Land Use”, to
24 reflect the change in use category for the property known as 859 Washington
25 Boulevard, from Residential to Community Business.

26 (3) Upon approval of rezoning by separate ordinance, amend Exhibit 4, “Zoning”, to
27 reflect the change of zoning for the property known as 859 Washington Boulevard,
28 from the R-8 Zoning District to the B-2-3 Zoning District.

29 (4) In the Plan, add new Appendices D and E to read as follows:

30 APPENDIX D

31 THE FOLLOWING PROPERTIES ARE RECOMMENDED TO BE CHANGED, BY
32 SEPARATE ORDINANCE, FROM THE RESIDENTIAL LAND USE DISTRICT TO
33 THE COMMUNITY BUSINESS LAND USE DISTRICT:

- 34 829 CLIFFORD AVENUE
35 833 CLIFFORD AVENUE
36 835 CLIFFORD AVENUE
37 875-877 CLIFFORD AVENUE

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- 1 881-887 CLIFFORD AVENUE
- 2 419 SOUTH POPPLETON STREET
- 3 421 SOUTH POPPLETON STREET
- 4 844 REINHARDT STREET
- 5 846 REINHARDT STREET
- 6 848 REINHARDT STREET
- 7 850 REINHARDT STREET
- 8 852 REINHARDT STREET
- 9 806 WASHINGTON BOULEVARD
- 10 808 WASHINGTON BOULEVARD
- 11 809 WASHINGTON BOULEVARD
- 12 810 WASHINGTON BOULEVARD
- 13 811 WASHINGTON BOULEVARD
- 14 812 WASHINGTON BOULEVARD
- 15 813 WASHINGTON BOULEVARD
- 16 814 WASHINGTON BOULEVARD
- 17 815 WASHINGTON BOULEVARD
- 18 816 WASHINGTON BOULEVARD
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- 20 818 WASHINGTON BOULEVARD
- 21 819 WASHINGTON BOULEVARD
- 22 820 WASHINGTON BOULEVARD
- 23 821 WASHINGTON BOULEVARD
- 24 822 WASHINGTON BOULEVARD
- 25 823 WASHINGTON BOULEVARD
- 26 824 WASHINGTON BOULEVARD
- 27 826 WASHINGTON BOULEVARD
- 28 827 WASHINGTON BOULEVARD
- 29 828 WASHINGTON BOULEVARD
- 30 829 WASHINGTON BOULEVARD
- 31 830 WASHINGTON BOULEVARD
- 32 831 WASHINGTON BOULEVARD
- 33 832 WASHINGTON BOULEVARD
- 34 833-835 WASHINGTON BOULEVARD
- 35 834 WASHINGTON BOULEVARD
- 36 836 WASHINGTON BOULEVARD
- 37 837 WASHINGTON BOULEVARD
- 38 838 WASHINGTON BOULEVARD
- 39 839 WASHINGTON BOULEVARD
- 40 840 WASHINGTON BOULEVARD
- 41 841 WASHINGTON BOULEVARD
- 42 842 WASHINGTON BOULEVARD
- 43 843 WASHINGTON BOULEVARD
- 44 844 WASHINGTON BOULEVARD
- 45 845 WASHINGTON BOULEVARD
- 46 847 WASHINGTON BOULEVARD
- 47 849 WASHINGTON BOULEVARD
- 48 851 WASHINGTON BOULEVARD
- 49 853 WASHINGTON BOULEVARD
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- 1 857 WASHINGTON BOULEVARD
- 2 858 WASHINGTON BOULEVARD
- 3 859-861 WASHINGTON BOULEVARD
- 4 860 WASHINGTON BOULEVARD
- 5 862 WASHINGTON BOULEVARD
- 6 864 WASHINGTON BOULEVARD
- 7 866 WASHINGTON BOULEVARD
- 8 868 WASHINGTON BOULEVARD
- 9 870 WASHINGTON BOULEVARD
- 10 872 WASHINGTON BOULEVARD
- 11 874-876 WASHINGTON BOULEVARD
- 12 878 WASHINGTON BOULEVARD
- 13 880 WASHINGTON BOULEVARD
- 14 882 WASHINGTON BOULEVARD
- 15 884 WASHINGTON BOULEVARD
- 16 886 WASHINGTON BOULEVARD
- 17 888 WASHINGTON BOULEVARD
- 18 901 WASHINGTON BOULEVARD
- 19 903 WASHINGTON BOULEVARD
- 20 905 WASHINGTON BOULEVARD
- 21 907 WASHINGTON BOULEVARD
- 22 909 WASHINGTON BOULEVARD
- 23 911 WASHINGTON BOULEVARD
- 24 913 WASHINGTON BOULEVARD
- 25 915 WASHINGTON BOULEVARD
- 26 917 WASHINGTON BOULEVARD
- 27 919 WASHINGTON BOULEVARD
- 28 921 WASHINGTON BOULEVARD
- 29 923 WASHINGTON BOULEVARD

30 APPENDIX E

31 THE FOLLOWING PROPERTIES ARE RECOMMENDED TO BE CHANGED, BY
32 SEPARATE ORDINANCE, FROM THE R-8 ZONING DISTRICT TO THE B-2-3
33 ZONING DISTRICT:

- 34 829 CLIFFORD AVENUE
- 35 833 CLIFFORD AVENUE
- 36 835 CLIFFORD AVENUE
- 37 875-877 CLIFFORD AVENUE
- 38 881-887 CLIFFORD AVENUE
- 39 419 SOUTH POPPLETON STREET
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19 (5) In the Plan, amend Exhibit 1, “Land Use”, to reflect the list of properties in Appendix
20 D that are recommended to be changed, by separate Ordinance, from the Residential
21 Land Use District to the Community Business Land Use District.

22 (6) In the Plan, amend Exhibit 4, “Zoning”, to reflect the list of properties in Appendix E
23 that are recommended to be changed, by separate Ordinance, from the R-8 Zoning
24 District to the B-2-3 Zoning District.

25 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Washington
26 Village, as amended by this Ordinance and identified as “Urban Renewal Plan, Washington
27 Village, revised to include Amendment 7, dated March 24, 2014”, is approved. The Department
28 of Planning shall file a copy of the amended Urban Renewal Plan with the Department of
29 Legislative Reference as a permanent public record, available for public inspection and
30 information.

31 **SECTION 3. AND BE IT FURTHER ORDAINED**, That if the amended Urban Renewal Plan
32 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
33 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
34 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
35 Ordinance is exempted from them.

36 **SECTION 4. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the
37 application of this Ordinance to any person or circumstance is held invalid for any reason, the
38 invalidity does not affect any other provision or any other application of this Ordinance, and for
39 this purpose the provisions of this Ordinance are declared severable.

40 **SECTION 5. AND BE IT FURTHER ORDAINED**, That if a provision of this Ordinance concerns
41 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
42 safety law or regulation, the applicable provisions shall be construed to give effect to each.
43 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
44 higher standard for the protection of the public health and safety prevails. If a provision of this

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1 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
2 establishes a lower standard for the protection of the public health and safety, the provision of
3 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
4 conflict.

5 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
6 enacted.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City