

**CITY OF BALTIMORE
COUNCIL BILL 20-0620
(First Reader)**

Introduced by: Councilmember Stokes

At the request of: 1611 Guilford Ave, LLC

Address: c/o Richard Craft, 320 North Charles Street, Baltimore, Maryland 21201

Telephone: 410-372-3229

Introduced and read first time: September 21, 2020

Assigned to: Land Use Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment –**
3 **Greenmount West Arts and Entertainment District**

4 FOR the purpose of approving certain amendments to the Development Plan of the Greenmount
5 West Arts and Entertainment District Planned Unit Development.

6 BY authority of

7 Article 32 - Zoning
8 Section 5-201(a) and Title 13
9 Baltimore City Revised Code
10 (Edition 2000)

11 **Recitals**

12 By Ordinance 03-533, as amended by Ordinance 11-425, the Mayor and City Council (i)
13 approved the application of approved the application of Charles A. Lankford, Guilford Avenue,
14 LLC, Industrial Roll Co., Lewis Industries, Inc., A&G, LLC, 3 Square Feet, LLC, Venture
15 Vending, Inc., and Venture Amusement Co., Inc., to have certain properties consisting of
16 3.92747 acres, more or less, designated as an Office-Residential Planned Unit Development and
17 (ii) approved the Development Plan submitted by the applicant.

18 By Ordinance 11-425, Popham Properties, LLC, the purchaser of the property located at 1500
19 Barclay Street, wished to amend the Development Plan, as previously approved by the Mayor
20 and City Council, to modify the uses permitted, to allow for the Board of Municipal and Zoning
21 Appeals to allow variances for off-street parking, to specifically grant certain off-street parking
22 variances, and to add the property located at 1500 Barclay Street to the existing Office-
23 Residential Planned Unit Development.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 1611 Guilford Ave, LLC, wishes to amend the Development Plan, as previously approved by
2 the Mayor and City Council, to amend the Planned Unit Development to allow a use that is not
3 currently allowed.

4 On September 15, 2020 , representatives of 1611 Guilford Ave, LLC, met with the
5 Department of Planning for a preliminary conference to explain the scope and nature of the
6 proposed amendments to the Development Plan.

7 The representatives of the applicant have now applied to the Baltimore City Council for
8 approval of these amendments, and they have submitted amendments to the Development Plan
9 intended to satisfy the requirements of Section 5-201(a) and Title 13 of the Baltimore City
10 Zoning Code.

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
12 Section 3(b) of Ordinance 03-533, as amended by Ordinance 11-425, is amended to read as
13 follows:

14 SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with the
15 provisions of Title 9, Subtitles 1 and 3, the following uses are allowed within the
16 Planned Unit Development:

17 (b) In accordance with the provisions of § 9-303 of the Zoning
18 Code, the following B-1 and B-2 uses are allowed on the first
19 or ground floor of the buildings within the PUD: art and school
20 supply stores; art needlework shops; automatic teller machines;
21 banks and savings and loan associations; barber shops; beauty
22 shops; book stores: general; camera and photographic supply
23 stores; candy and ice cream stores; carry-out food shops;
24 catering establishments: food; clothes pressing establishments;
25 dry cleaning and laundry receiving stations - processing done
26 elsewhere; florist shops; food stores, grocery stores, meat
27 markets, bakeries, and delicatessens; furniture stores -
28 including upholstery when conducted as an accessory use;
29 gift and card shops; hardware stores; laundrettes - no more
30 than 2 employees plus 1 owner or manager on the premises;
31 laundries: hand - no more than 2 employees plus 1 owner or
32 manager on the premises; musical instruments: sales and
33 repair; newsstands; office supply stores; photocopying services;
34 recreation buildings and community centers; [restaurants and
35 lunch rooms - but not including live entertainment or dancing;]
36 RESTAURANT INCLUDING LIVE ENTERTAINMENT AND DANCING;
37 shoe and hat repairs stores; shoeshine parlors; tailor or
38 dressmaking shops: custom work or repairs; travel bureaus.

39 In addition, the following B-2 uses are allowed on all floors
40 of the buildings in the PUD: antique shops; dwellings;
41 financial institutions; offices: business, governmental and
42 professional; photographers; physical culture and health
43 services: gymnasiums, reducing salons; picture framing

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1 shops - when conducted for retail trade on the premises;
2 schools: elementary and secondary.

3 In addition, all uses conditional in the M-1, B-1, and B-2
4 Districts are conditionally allowed in the PUD, subject to
5 the requirements and provisions of Title 14 of the Zoning
6 Code.

7 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
8 accompanying amended Development Plan and in order to give notice to the agencies that
9 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
10 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
11 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
12 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
13 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
14 Commissioner of Housing and Community Development, the Supervisor of Assessments for
15 Baltimore City, and the Zoning Administrator.

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