

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 08-0183**

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Introduced by: Councilmember D'Adamo  
At the request of: MAFA Eastern Avenue Associates, LLC  
Address: c/o Stanley S. Fine, Esq., 25 S. Charles Street, Suite 2115, Baltimore, Md. 21201  
Telephone: 410-727-6600  
Introduced and read first time: August 11, 2008  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: April 12, 2010

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**AN ORDINANCE CONCERNING**

**Planned Unit Development – Amendment – Eastern Plaza (Anchor Square)**

FOR the purpose of approving certain amendments to the Development Plan of the Eastern Plaza Planned Unit Development.

BY authority of  
Article - Zoning  
Title 9, Subtitles 1 and 5  
Baltimore City Revised Code  
(Edition 2000)

**Recitals**

By Ordinance 01-242, the Mayor and City Council (i) approved the application of MORLES, LLC, to have certain property known as 6500 Eastern Avenue designated as an Industrial Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

MAFA Eastern Avenue Associates, LLC, the owner of Eastern Plaza (now known as Anchor Square) wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the permitted uses in the Planned Unit Development.

On August 5, 2008, representatives of MAFA Eastern Avenue Associates, LLC, met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

The representatives of MAFA Eastern Avenue Associates, LLC, have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 5 of the Baltimore City Zoning Code.

**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       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
2 Mayor and City Council approves the amendments to the Development Plan submitted by the  
3 Developer, as attached to and made part of this Ordinance, including Sheet 3, “Proposed Site  
4 Plan”, dated July 2008.

5       **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 3 of Ordinance 01-242 is  
6 amended to read as follows:

7               **SECTION 3. AND BE IT FURTHER ORDAINED,** That, in ACCORDANCE WITH TITLE 9,  
8 SUBTITLES 1 AND 5 OF THE BALTIMORE CITY ZONING CODE, THE FOLLOWING uses ARE  
9 PERMITTED within the Planned Unit Development.

10               (1) [are all those] ALL PERMITTED, ACCESSORY, AND CONDITIONAL USES AS allowed  
11               in the B-1 and B-2 Zoning Districts, excluding the following uses:

- 12                       Amusement devices in combination with other uses;
- 13                       Check cashing;
- 14                       Private clubs and lodges;
- 15                       Community correction centers;
- 16                       Employment agencies (day laborers);
- 17                       Firearm sales;
- 18                       Live entertainment;
- 19                       Dance halls;
- 20                       Massage salons;
- 21                       Parole/probation field offices;
- 22                       Pool hall/billiard parlor;
- 23                       Skating rinks;
- 24                       Liquor stores/package goods;
- 25                       Pawn shops;
- 26                       Animal facilities;
- 27                       Taverns;
- 28                       Gasoline stations;
- 29                       Blood donor centers;
- 30                       Arcades;
- 31                       Launderettes;
- 32                       Laundries;
- 33                       Hotels and motels;
- 34                       Physical culture and health services: gymnasiums, reducing salons, and public  
35                       baths;
- 36                       Religious institutions as follows:
  - 37                               (i) churches, temples, and synagogues; and
  - 38                               (ii) convents, seminaries, and monasteries;
- 39                       Rooming houses;
- 40                       Second-hand stores and rummage shops;
- 41                       Skating rinks;
- 42                       Swimming pools; and
- 43                       Vending machines for retail sale of ice or milk.
- 44

45               (2) RESTAURANTS: DRIVE-IN.

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1       **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
2 accompanying amended Development Plan and in order to give notice to the agencies that  
3 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
4 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
5 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
6 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
7 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
8 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
9 Baltimore City, and the Zoning Administrator.

10       **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
11 after the date it is 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\_\_

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Mayor, Baltimore City