

Council Bill 06-0509

1 The representatives of Stone Mansion, LLC, have now applied to the Baltimore City Council
2 for approval of these amendments, and they have submitted amendments to the Development
3 Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City
4 Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the amendments to the Development Plan.

7 **SECTION 2. AND BE IT FURTHER ORDAINED,** That on the property known as 4901
8 Springarden Drive, in the Cylburn Hills Planned Unit Development, the following uses are
9 allowed:

10 (a) all permitted, accessory, and conditional uses as allowed in the R-5 Zoning District.

11 (b) additional uses allowed shall include:

- 12 antique shop
- 13 beauty shop
- 14 candy and ice cream store
- 15 florist shop
- 16 library and art gallery
- 17 multipurpose neighborhood center
- 18 offices, including medical offices
- 19 orthopedic and medical appliance store
- 20 outdoor table service as an accessory use to a restaurant
- 21 restaurant - no live entertainment or dancing
- 22 travel bureau
- 23 ~~wine storage cellar~~
- 24 warehouse/storage area not to exceed more than 2,500 square feet.

25 **SECTION 3. AND BE IT FURTHER ORDAINED,** That all plans for the construction of
26 permanent improvements on the property are subject to final design approval by the Planning
27 Commission to insure that the plans are consistent with the Development Plan and this
28 Ordinance.

29 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the Planning Commission may determine
30 what constitutes minor or major modifications to the Plan. Minor modifications require approval
31 by the Planning Commission. Major modifications require approval by Ordinance.

32 **SECTION 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
33 accompanying amended Development Plan and in order to give notice to the agencies that
34 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
35 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
36 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
37 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
38 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
39 Commissioner of Housing and Community Development, the Supervisor of Assessments for
40 Baltimore City, and the Zoning Administrator.

41 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
42 after the date it is enacted.

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

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City