

CITY OF BALTIMORE
ORDINANCE 24-406
Council Bill 24-0552

Introduced by: Councilmember Conway
At the request of: Pinehurst Wine Shoppe, LLC, Chase Hoffberger, AB Associates
Address: c/o AB Associates
225 E. Redwood Street, Suite 400G, Baltimore, Maryland 21202
Telephone: (512) 536-0763
Introduced and read first time: June 10, 2024
Assigned to: Ways and Means Committee

Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: October 21, 2024

AN ORDINANCE CONCERNING

**Zoning – Commercial 1 Village Center District – Conditional Use Retail Goods
Establishment (With Alcoholic Beverage Sales) – Variances –
6242 Bellona Avenue**

FOR the purpose of permitting, subject to certain conditions, the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011), as outlined in red on the accompanying plat; granting a variance from corner side-yard setback requirements; granting a variance to allow alteration to the existing rear yard setbacks; and providing for a special effective date.

BY authority of

Article - Zoning

Sections 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 (C-1-VC)

Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011) as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 {"Commercial Districts – Permitted and Conditional Uses (C-1-VC)"}, subject to the condition that the retail goods establishment (with alcoholic beverage sales) complies with all applicable federal, state, and local licensing and certification requirements, and the terms of the Memorandum of Understanding reached on **September 11, 2024** between the Pinehurst Wine Shoppe, LLC, and the Bellona-Gittings Community Association.

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.

Council Bill 24-0552

1 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
2 §§ 5-201(a), 5-404, 5-405, 5-406, and 5-507 of the Zoning Code, permission is granted to expand
3 the existing building located on the property known as the Pinehurst Wine Shoppe, 6242 Bellona
4 Avenue (Block 4976, Lot 011) by 1,325 square feet, as indicated on the accompanying Site Plan
5 dated as of May 9, ~~2024~~, 2024 and the elevations plans dated as of October 1, 2024, attached
6 hereto.

7 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
8 §§ 5-201(a), 5-305(a), and 5-308 of the Zoning Code, permission is granted for a 15-foot,
9 nine-inch variance from the corner side-yard setback requirements of § 10-401 and Table 10-401:
10 Commercial Districts - Bulk and Yard Regulations.

11 **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§
12 5-201(a), 5-305(a), and 5-308 of the Zoning Code, as required by the footnote to Table 10-401 of
13 the Zoning Code, permission is granted for a 10-foot variance from the rear-yard setback
14 requirements of § 10-401 and Table 10-401: Commercial Districts - Bulk and Yard Regulations.

15 **SECTION 4. 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
16 accompanying plat and in order to give notice to the agencies that administer the City Zoning
17 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
18 shall sign the plat and site plan; (ii) when the Mayor approves this Ordinance, the Mayor shall
19 sign the plat and site plan; and (iii) the Director of Finance then shall transmit a copy of this
20 Ordinance, the plat, and the site plan to the Board of Municipal and Zoning Appeals, the
21 Planning Commission, the Commissioner of Housing and Community Development, the
22 Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

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

Council Bill 24-0552

Certified as duly passed this 21 day of October, 2024




President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 21 day of October, 2024



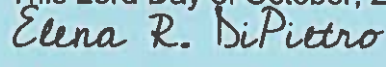
Chief Clerk

Approved this 27th day of November, 2024



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 23rd Day of October, 2024.



Chief Solicitor