

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11362619

Case #: 17-0070

Description:

Bill No. 17-0070 The Land Use and Transportation Committee of the Baltimore City Council w

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

6/30/2017

Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0070

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 19, 2017 at 1:15 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0070.

CC 17-0070 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 76, 78, and 77, respectively), as outlined in red on the accompanying plat.

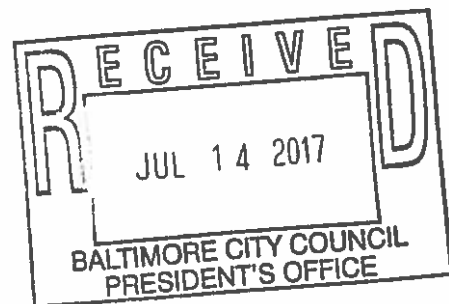
BY authority of


Article - Zoning
Section(s) 4-1103(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER
Chair

Je30



FROM	NAME & TITLE	Frank J. Murphy, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0070		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

June 5, 2017

I am herein reporting on City Council Bill 17-0070 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively).

The proposed off-street parking area will be used to service proposed mixed-use redevelopment in the area.

The Department of Transportation has no objection to this bill this bill.

Thank you for this opportunity to comment.

Respectfully,

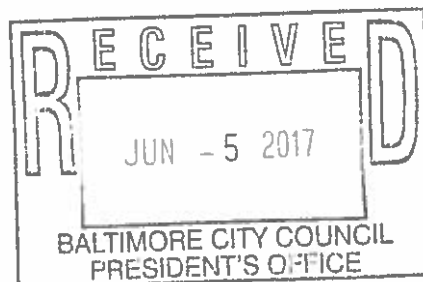


Frank J. Murphy
Acting Director

FJM/PAF

Cc: Karen Stokes, Mayor's Office
Kyrn Banks, Mayor's Office

No obj



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

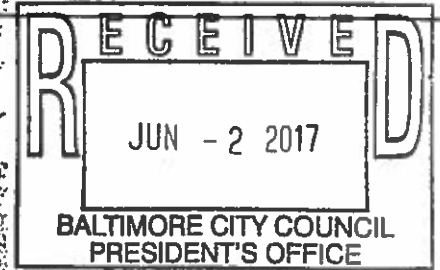


DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

June 2, 2013

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 17-0070 – Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124 and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0070 for form and legal sufficiency. The bill would permit the establishment, maintenance, and operation of a Parking, open off-street area on the properties outlined on the plat submitted with the bill.

The subject properties were zoned R-8 (General Residence District) under the Zoning Code in existence at the time of the filing of this bill. See Zoning Code of Baltimore City ("ZC"). The conditional uses that require the enactment of an ordinance in an R-8 zone under that Zoning Code include "Parking, open off-street areas, other than accessory, for the parking of 3 or more motor vehicles." ZC §§4-1004; 4-1104. A conditional use is the subject of this proposed ordinance; accordingly, the ordinance satisfies the above requirements.

It is lawful to proceed under the requirements in the Zoning Code in existence at the time of the filing of this bill because under Section 2-203(k)(1) of the current Zoning Code ("Transform Baltimore"), codified in Article 32 of the City Code, any application that is submitted and considered complete before the effective date of Article 32 is governed by the Zoning Code in existence at the time of filing. City Code, Art. 32, §2-203(k)(1). If this application was considered complete before the effective date of Article 32, it is proper to analyze the application and follow the procedures outlined by the Zoning Code in existence at the time of the filing.

The Law Department also notes that the Report of the Planning Commission ("Report") provides findings of fact that would support the authorization of this conditional use under the standards in Title 14 of the Zoning Code in existence at the time of the filing of this bill. The Planning Commission has recommended that a site plan be attached and incorporated as part of the conditions if the City Council were to approve this bill. So long as the City Council finds that the site plan meets the criteria in Section 14-103 (Imposition of Conditions) of the Zoning Code in effect at the time of the filing of this bill, the Law Department would have no objection to the amendment.

*No obj w/
Comments*

Pursuant to the City Zoning Code in effect at the time of the filing, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. *See* ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. *See* ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* ZC § 16-403.

Subject to the foregoing comments, the Law Department can approve this bill and the Planning Commission's suggested amendment for form and legal sufficiency.

Very truly yours,



Hilary Ruley
Chief Solicitor

cc: David Ralph, Interim City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Jennifer Landis, Assistant Solicitor



BALTIMORE HOUSING

CATHERINE E. PUGH
Mayor

PAUL T. GRAZIANO
Executive Director, HAHC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner ^{MB}

Date: May 25, 2017

Re: **City Council Bill 17-0070 - 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

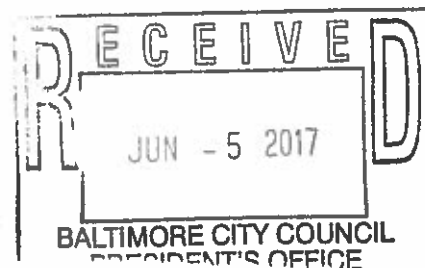
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0070 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively).

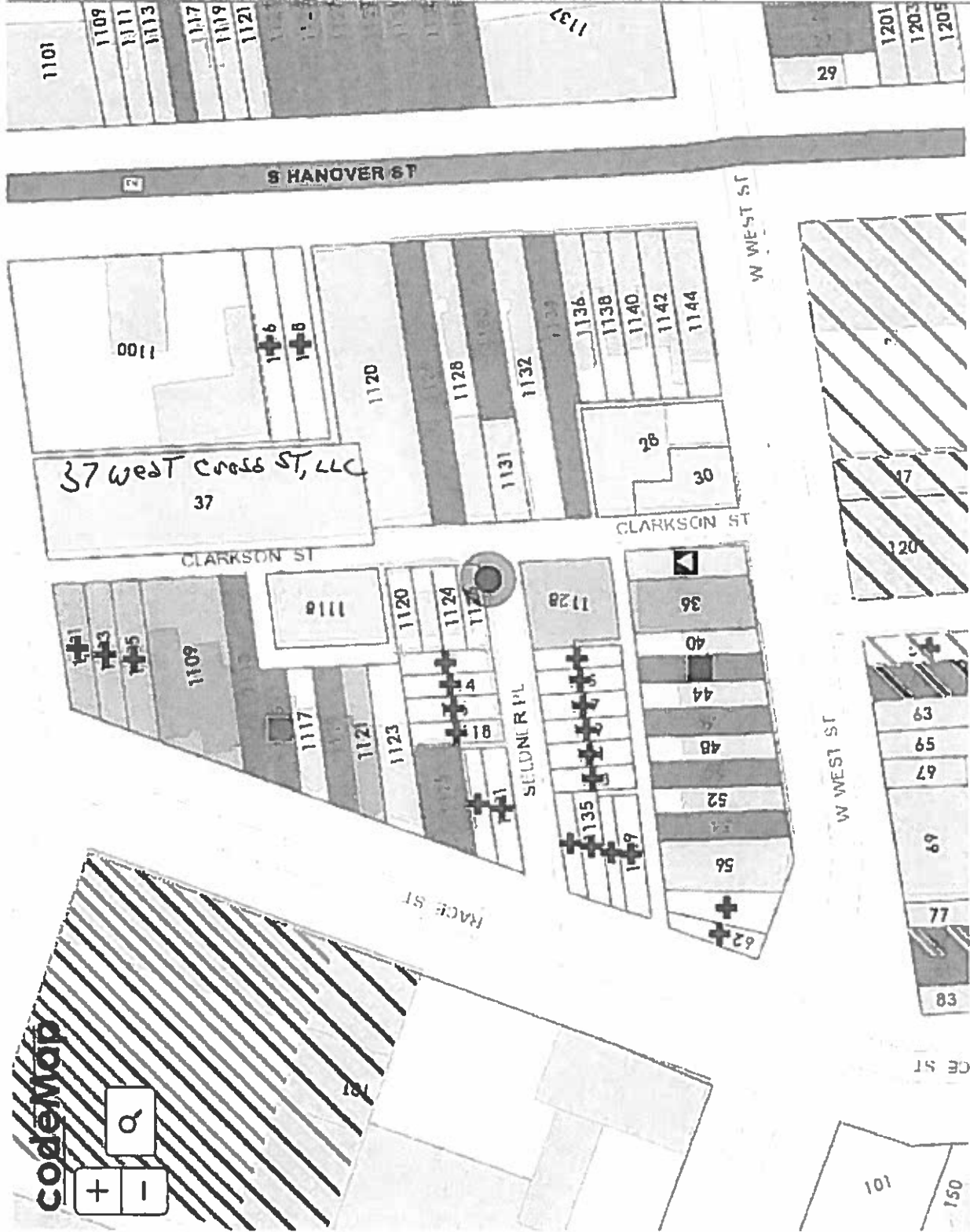
If enacted, this bill would allow surface parking in the Sharp-Leadenhall community to support a mixed-use, commercial and retail development across Clarkson Street.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0070.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*





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CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

June 5, 2017

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 17-0070: Zoning – Conditional Use Parking, Off-Street
Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118
Seldner Place

Ladies and Gentlemen:

City Council Bill No. 17-0070 has been referred by your Honorable Body to the Board of
Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0070 is to permit, subject to certain conditions,
the establishment, maintenance, and operation of a parking, open off-street area on the
properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67,
68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74,
75, 76, and 77, respectively), as outlined in red on the accompanying plat.

The BMZA has reviewed the legislation and has reviewed the Department of Planning
Staff Report and recommendations and concurs with the Planning Commission response
recommending that the site plan titled "Schematic Site Plan/Proposed Mixed Use
Development Plan with Parking Lot/Union Brothers/1120 South Hanover Street/Lots 4,
52/54, 65-69, 74-77" dated 04/12/17, which includes the plan for this open off-street
parking area, be attached to the bill and made part of the legislation; and recommends
Bill Number 17-0049 be amended and passed.

The Board recommends that City Council Bill No. 17-0070 be amended and passed.

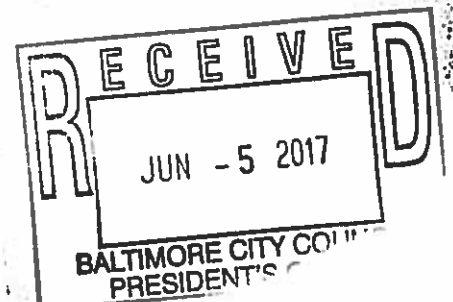
Sincerely,

David C. Tanner
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations
Legislative Reference

Fav
al/Annie



TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0070 / Zoning – Conditional Use Parking, Open Off-Street Area – 1120 Clarkson St., etc.

CITY of
BALTIMORE
MEMO



TO
The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: May 25, 2017

At its regular meeting May 25, 2017, the Planning Commission considered City Council Bill #17-0070, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #17-0070, and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0070 be amended and passed as amended by the City Council. The amendment recommended by the Planning Commission states: The site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, is attached to this bill, and made part of the legislation.

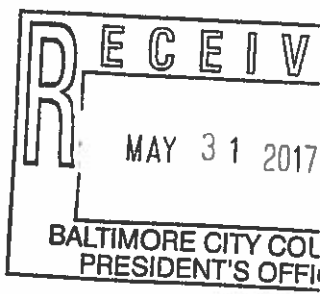
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)

Fav w/ Amend



cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Mr. Joseph Woolman (for 37 West Cross Street LLC)



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 25, 2017

REQUEST: City Council Bill #17-0070/ Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the accompanying plat.

RECOMMENDATION: Amendment, and Approval with the following amendment:

- That the site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, is attached to this bill, and made part of the legislation.

STAFF: Martin French

PETITIONERS: Councilman Costello, at the request of Joseph R. Woolman, esq. on behalf of 37 West Cross Street LLC

OWNER: 37 West Cross Street LLC

SITE/GENERAL AREA:

Site Conditions: These properties are located at the northwest corner of the intersection of Clarkson Street and Seldner Place. The 1931 Police Survey recorded 1118-1126 Clarkson Street being used for storage of wagons. Only 114 Seldner Place has a record stating that the building on it was razed in October of 1927, and consequently the 1931 Police Survey recorded no use of the property. In 2003 a Zoning Violation Notice was issued for 112-118 Seldner Place being used as a storage yard in violation of regulations for the R-8 Zoning District, reflecting unimproved conditions for these unconsolidated lots which originally were developed as rowhousing in the 19th Century.

General Area: This site is in the southern part of a residential, commercial, and industrial mixed-use area now known as Sharp-Leadenhall that is comprised of two-story and three-story attached dwellings with non-residential uses such as churches, small retail establishments, and other commercial properties present, of which 1118 Clarkson Street (a former furniture

factory) which adjoins this parking lot site is an example. Across Race Street one block to the west of this site is the new Stadium Square residential mixed-use development approved by the Planning Commission several years ago.

HISTORY:

This property is located in the former Sharp-Leadenhall Urban Renewal Plan Area; this Plan was adopted in 1974 and expired in 2016. It was also subject to consideration for rezoning during the TransForm Baltimore process (see Background, below).

CONFORMITY TO PLANS:

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Live Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City; and Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS:

Background: As of this moment, and for 11 more days, the "Union Brothers" site is zoned R-8 under the 1971 Zoning Code, reflective of the single-family attached and multiple-family dwellings that predominate in this community. The Planning Commission, in developing the map for the new TransForm Baltimore zoning code, carefully studied the existing conditions of this site and its immediate area and concluded that R-8 zoning along Seldner Place and 1120-1126 Clarkson Street should remain, with rezoning of 1118 Clarkson Street to I-MU (Industrial Mixed-Use) to reflect the potential of the existing furniture factory building for adaptive reuse, representing the best use of the western part of the site. The Planning Commission further studied the non-residential areas across Clarkson Street from this site, and proposed rezoning them to C-1 (Commercial). As C-1 is a community-oriented level of commercial zoning, it would encourage redevelopment of that immediate area with community-oriented enterprises. The Mayor and City Council concurred with the Planning Commission's recommendations in adopting the new Zoning Code and its map which will be effective on and after June 5, 2017. This is the combination of new zones scheduled to become effective June 5, 2017 that will shape the proposed "Union Brothers" redevelopment of this immediate area. City Council Bill #17-0070 would authorize the open off-street parking area that is needed to service this proposed mixed-use redevelopment.


Land Use and Urban Design: Planning staff met with the petitioner and petitioner's consulting engineers to discuss redevelopment of the entire "Union Brothers" site, including the properties that are the subject of City Council Bill #17-0070. Because there are existing new residential dwelling structures on the east side of Race Street to the immediate west of these vacant properties, and because the vacant lots at the northeast corner of Race Street and Seldner Place are also zoned R-8 for residential development, the schematic site plan includes a green buffer area between those structures and vacant lots and the western edge of the proposed parking area. This schematic site plan therefore needs to be made part of this legislation.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Planning staff review of the required considerations of §§ 16-304 and 14-204 of the Zoning Code determined that the proposed open off-street parking area, if constructed in accordance with the schematic site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, would meet all of these standards and considerations. Subject to addition of an amendment to this effect, this bill would be approvable.

Notification: The Sharp-Leadenhall Improvement Association and Councilman Costello were notified of this action.



Thomas J. Stosur
Director

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11345082
Case #: Bill No. 17-0070
Description:

Bill No. 17-0070 The Land Use and Transportation Committee of the Baltimore City Council w

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

5/23/2017



Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0070

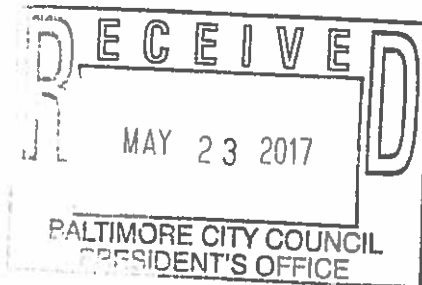
The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 7, 2017 at 1:30 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0070.

CC 17-0070 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 918, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 76, 78, and 77, respectively), as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 4-1103(1) and 4-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.
EDWARD REISINGER
Chair


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MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: May 15, 2017

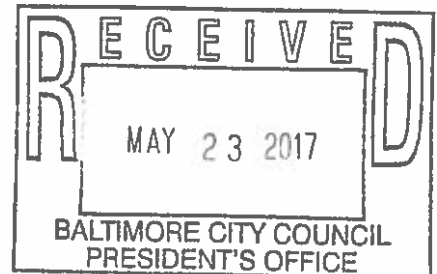
SUBJECT: City Council Bill No. 17-0070
Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124,
and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0070, for the purpose of permitting surface parking on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place. If passed, the bill will provide parking for a mixed-use, commercial and retail development located across Clarkson Street that will bring additional employment and economic development to the Sharp-Leadenhall community.

The BDC respectfully requests that favorable consideration is given by the City Council for Bill No. 17-0070.

cc: Kyron Banks

sandra.blake/ccbill17/17-0070



**CITY OF BALTIMORE
COUNCIL BILL 17-0070
(First Reader)**

Introduced by: Councilmember Costello

At the request of: 37 West Cross Street, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Introduced and read first time: May 8, 2017

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking, Open Off-Street Area –**
3 **1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and
6 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116,
7 and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red
8 on the accompanying plat.

9 BY authority of

10 Article - Zoning
11 Section(s) 4-1103(1) and 14-102
12 Baltimore City Revised Code
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the establishment, maintenance, and operation of a parking, open off-
16 street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948,
17 Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots
18 74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this Ordinance, in
19 accordance with Baltimore City Zoning Code §§ 4-1103(1) and 14-102, subject to the condition
20 that the parking, open off-street area complies with all applicable federal, state, and local
21 licensing and certification requirements.

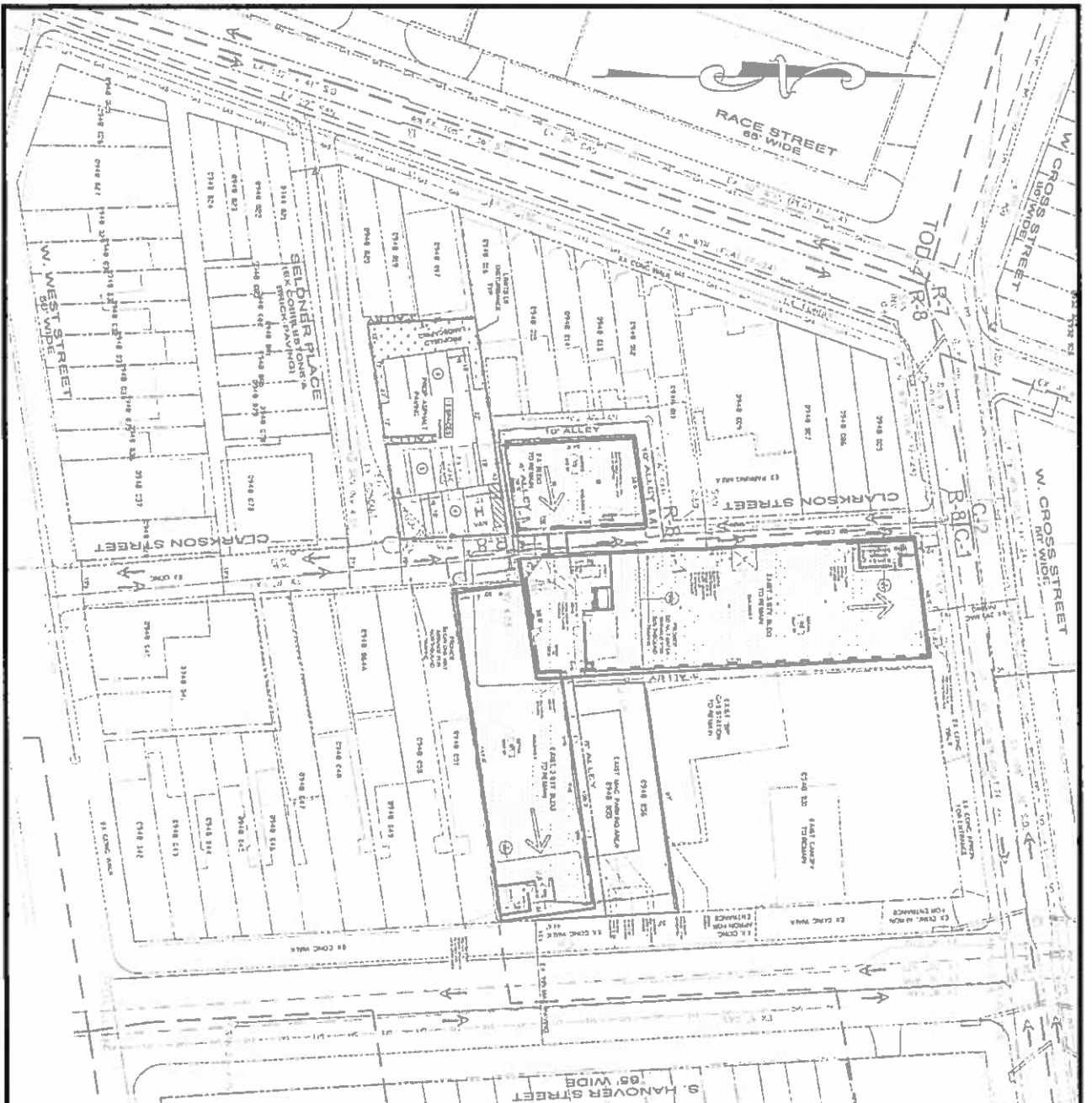
22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
23 accompanying plat and in order to give notice to the agencies that administer the City Zoning
24 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
25 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
26 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the

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

Council Bill 17-0070

1 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
2 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
3 the Zoning Administrator.

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



LEGEND:

- PROPERTY LINE
- ST PAVERS
- PARCEL LINE
- TOWNSHIP BOUNDARY
- FRONT OF PAVING
- SECTION OF PLUMB
- OVER FLOODPLAIN
- OVER FLOODLINE
- UTILITY POLE
- UTILITY POLE DISTURBANCE



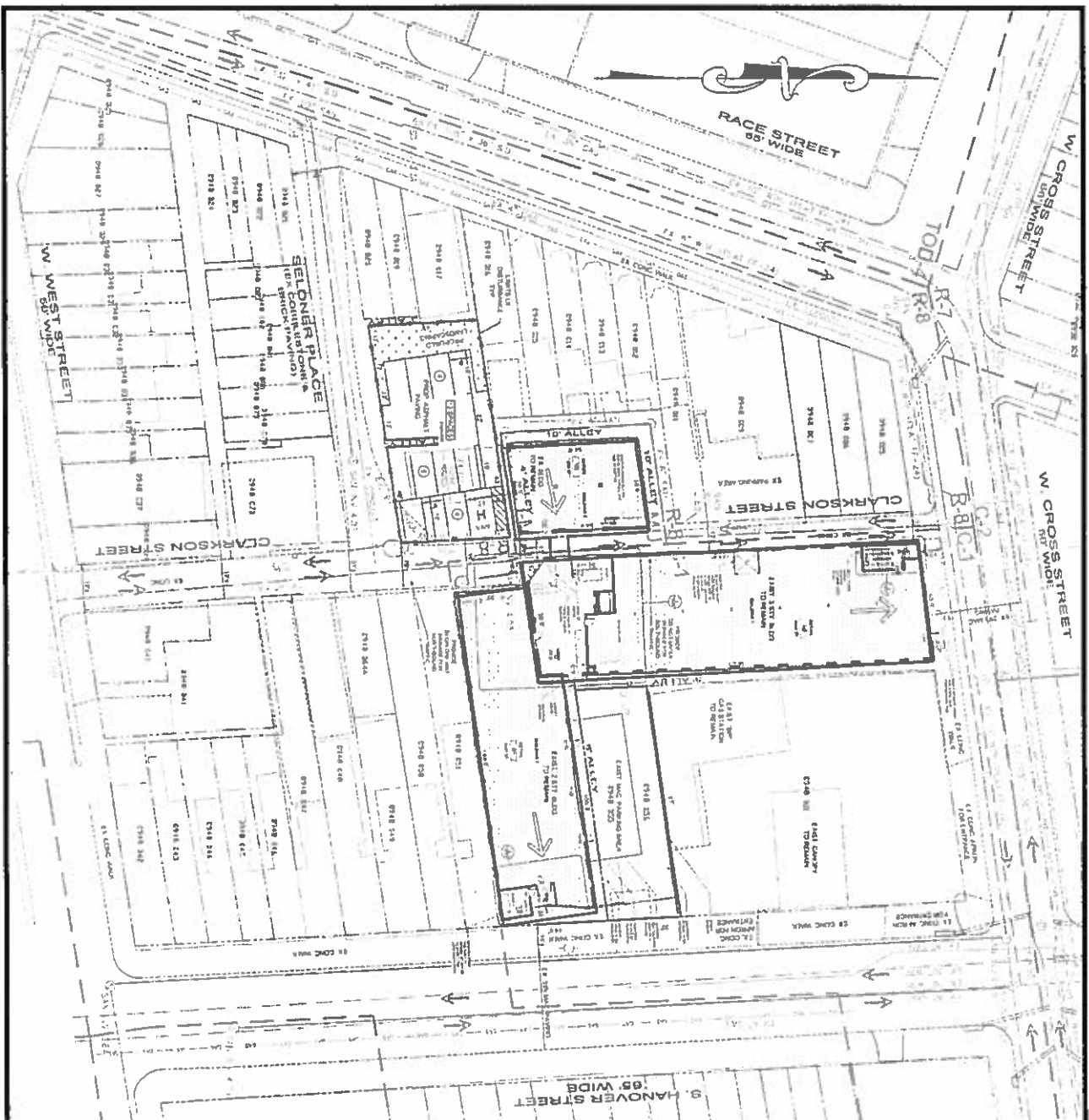
Address	Block	Lot	Sub Lot	Owner	Proposed Use
1111 Race Street	20	1		Union Brothers	Commercial
1113 Race Street	20	2		Union Brothers	Commercial
1115 Race Street	20	3		Union Brothers	Commercial
1117 Race Street	20	4		Union Brothers	Commercial
1119 Race Street	20	5		Union Brothers	Commercial
1121 Race Street	20	6		Union Brothers	Commercial
1123 Race Street	20	7		Union Brothers	Commercial
1125 Race Street	20	8		Union Brothers	Commercial
1127 Race Street	20	9		Union Brothers	Commercial
1129 Race Street	20	10		Union Brothers	Commercial
1131 Race Street	20	11		Union Brothers	Commercial
1133 Race Street	20	12		Union Brothers	Commercial
1135 Race Street	20	13		Union Brothers	Commercial
1137 Race Street	20	14		Union Brothers	Commercial
1139 Race Street	20	15		Union Brothers	Commercial
1141 Race Street	20	16		Union Brothers	Commercial
1143 Race Street	20	17		Union Brothers	Commercial
1145 Race Street	20	18		Union Brothers	Commercial
1147 Race Street	20	19		Union Brothers	Commercial
1149 Race Street	20	20		Union Brothers	Commercial
1151 Race Street	20	21		Union Brothers	Commercial
1153 Race Street	20	22		Union Brothers	Commercial
1155 Race Street	20	23		Union Brothers	Commercial
1157 Race Street	20	24		Union Brothers	Commercial
1159 Race Street	20	25		Union Brothers	Commercial
1161 Race Street	20	26		Union Brothers	Commercial
1163 Race Street	20	27		Union Brothers	Commercial
1165 Race Street	20	28		Union Brothers	Commercial
1167 Race Street	20	29		Union Brothers	Commercial
1169 Race Street	20	30		Union Brothers	Commercial
1171 Race Street	20	31		Union Brothers	Commercial
1173 Race Street	20	32		Union Brothers	Commercial
1175 Race Street	20	33		Union Brothers	Commercial
1177 Race Street	20	34		Union Brothers	Commercial
1179 Race Street	20	35		Union Brothers	Commercial
1181 Race Street	20	36		Union Brothers	Commercial
1183 Race Street	20	37		Union Brothers	Commercial
1185 Race Street	20	38		Union Brothers	Commercial
1187 Race Street	20	39		Union Brothers	Commercial
1189 Race Street	20	40		Union Brothers	Commercial
1191 Race Street	20	41		Union Brothers	Commercial
1193 Race Street	20	42		Union Brothers	Commercial
1195 Race Street	20	43		Union Brothers	Commercial
1197 Race Street	20	44		Union Brothers	Commercial
1199 Race Street	20	45		Union Brothers	Commercial
1201 Race Street	20	46		Union Brothers	Commercial
1203 Race Street	20	47		Union Brothers	Commercial
1205 Race Street	20	48		Union Brothers	Commercial
1207 Race Street	20	49		Union Brothers	Commercial
1209 Race Street	20	50		Union Brothers	Commercial
1211 Race Street	20	51		Union Brothers	Commercial
1213 Race Street	20	52		Union Brothers	Commercial
1215 Race Street	20	53		Union Brothers	Commercial
1217 Race Street	20	54		Union Brothers	Commercial
1219 Race Street	20	55		Union Brothers	Commercial
1221 Race Street	20	56		Union Brothers	Commercial
1223 Race Street	20	57		Union Brothers	Commercial
1225 Race Street	20	58		Union Brothers	Commercial
1227 Race Street	20	59		Union Brothers	Commercial
1229 Race Street	20	60		Union Brothers	Commercial
1231 Race Street	20	61		Union Brothers	Commercial
1233 Race Street	20	62		Union Brothers	Commercial
1235 Race Street	20	63		Union Brothers	Commercial
1237 Race Street	20	64		Union Brothers	Commercial
1239 Race Street	20	65		Union Brothers	Commercial
1241 Race Street	20	66		Union Brothers	Commercial
1243 Race Street	20	67		Union Brothers	Commercial
1245 Race Street	20	68		Union Brothers	Commercial
1247 Race Street	20	69		Union Brothers	Commercial
1249 Race Street	20	70		Union Brothers	Commercial
1251 Race Street	20	71		Union Brothers	Commercial
1253 Race Street	20	72		Union Brothers	Commercial
1255 Race Street	20	73		Union Brothers	Commercial
1257 Race Street	20	74		Union Brothers	Commercial
1259 Race Street	20	75		Union Brothers	Commercial
1261 Race Street	20	76		Union Brothers	Commercial
1263 Race Street	20	77		Union Brothers	Commercial
1265 Race Street	20	78		Union Brothers	Commercial
1267 Race Street	20	79		Union Brothers	Commercial
1269 Race Street	20	80		Union Brothers	Commercial
1271 Race Street	20	81		Union Brothers	Commercial
1273 Race Street	20	82		Union Brothers	Commercial
1275 Race Street	20	83		Union Brothers	Commercial
1277 Race Street	20	84		Union Brothers	Commercial
1279 Race Street	20	85		Union Brothers	Commercial
1281 Race Street	20	86		Union Brothers	Commercial
1283 Race Street	20	87		Union Brothers	Commercial
1285 Race Street	20	88		Union Brothers	Commercial
1287 Race Street	20	89		Union Brothers	Commercial
1289 Race Street	20	90		Union Brothers	Commercial
1291 Race Street	20	91		Union Brothers	Commercial
1293 Race Street	20	92		Union Brothers	Commercial
1295 Race Street	20	93		Union Brothers	Commercial
1297 Race Street	20	94		Union Brothers	Commercial
1299 Race Street	20	95		Union Brothers	Commercial
1301 Race Street	20	96		Union Brothers	Commercial
1303 Race Street	20	97		Union Brothers	Commercial
1305 Race Street	20	98		Union Brothers	Commercial
1307 Race Street	20	99		Union Brothers	Commercial
1309 Race Street	20	100		Union Brothers	Commercial

SCHEMATIC SITE PLAN
PROPOSED MIXED USE DEVELOPMENT W/PAVING LOT
UNION BROTHERS
 1123 SOUTH HANOVER STREET
 BALTIMORE CITY, MD
 WARD 23, SECTION 5, BLOCK 946
 LOTS 4, 5254, 65-69, 74-77
 CLARKE, CALVE

Colbert Matz Rosenthal, Inc.
 1111 South Avenue, Suite 6
 Baltimore, Maryland 21202
 Phone: (410) 551-2800
 Fax: (410) 551-2800

DATE: 11/11/11
 SCALE: 1" = 50'
 SHEET: 2 OF 3

WKSHT

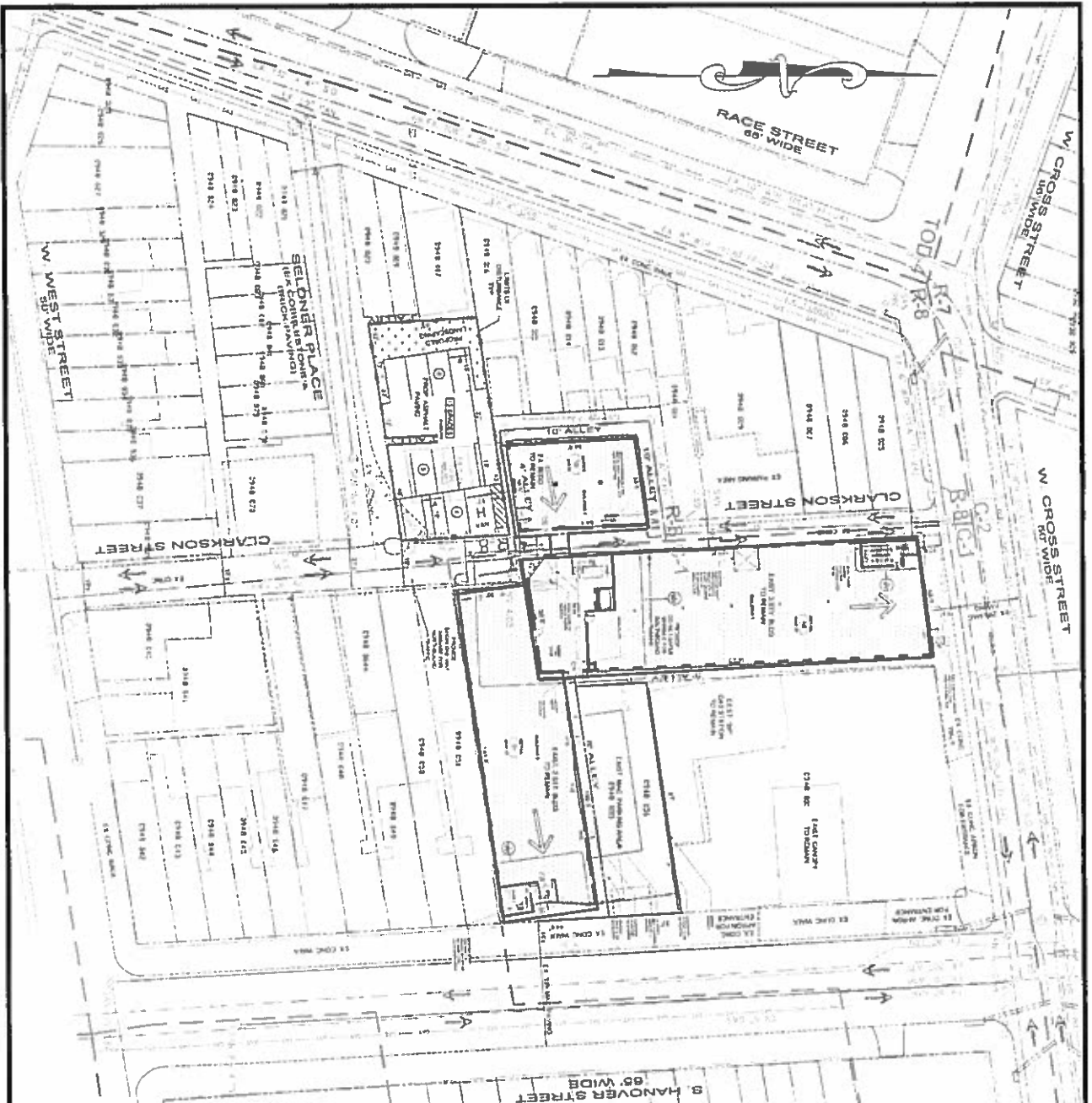


Address	Block	Lot	Area	Owner	Proposed Use
1120 South Hanover Street	1120	1	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	2	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	3	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	4	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	5	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	6	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	7	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	8	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	9	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	10	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	11	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	12	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	13	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	14	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	15	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	16	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	17	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	18	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	19	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	20	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	21	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	22	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	23	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	24	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	25	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	26	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	27	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	28	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	29	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	30	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	31	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	32	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	33	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	34	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	35	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	36	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	37	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	38	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	39	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	40	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	41	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	42	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	43	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	44	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	45	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	46	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	47	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	48	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	49	10,000	Union Brothers	Commercial
1120 South Hanover Street	1120	50	10,000	Union Brothers	Commercial

SCHEMATIC SITE PLAN
PROPOSED MIXED USE DEVELOPMENT/PARKING LOT
UNION BROTHERS
 1120 SOUTH HANOVER STREET
 BALTIMORE CITY, MD
 WARD 23 - SECTION 5 - BLOCK 948
 LOTS 4, 52554, 65-69, 74-77

Colbert Metz Rosenthal, Inc.
 1120 South Hanover Street, Suite 200
 Baltimore, MD 21202
 Phone: (410) 555-9888
 Fax: (410) 555-9889

WKSHT.
 SHEET 2 OF 3



LEGEND:

- PROPERTY LINE
- EA PAVING
- PARCEL LINE
- FRONT PORCHES
- FRONT OF BUILDING
- ORIENTATION OF BUILDING
- SEALED DRIVEWAY
- DRIVE-HEAD MARK
- LIGHT POLE
- UTILITY POLE
- LINE OF CURB
- DEPRESSION



Address	Block	Lot	Lot Area	Overall Dimensions	Impervious Surface
1170 South Hanover Street	1170	1	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	2	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	3	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	4	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	5	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	6	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	7	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	8	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	9	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	10	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	11	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	12	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	13	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	14	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	15	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	16	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	17	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	18	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	19	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	20	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	21	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	22	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	23	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	24	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	25	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	26	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	27	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	28	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	29	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	30	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	31	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	32	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	33	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	34	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	35	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	36	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	37	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	38	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	39	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	40	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	41	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	42	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	43	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	44	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	45	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	46	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	47	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	48	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	49	10,000	100' x 100'	10,000
1170 South Hanover Street	1170	50	10,000	100' x 100'	10,000

NOTES:

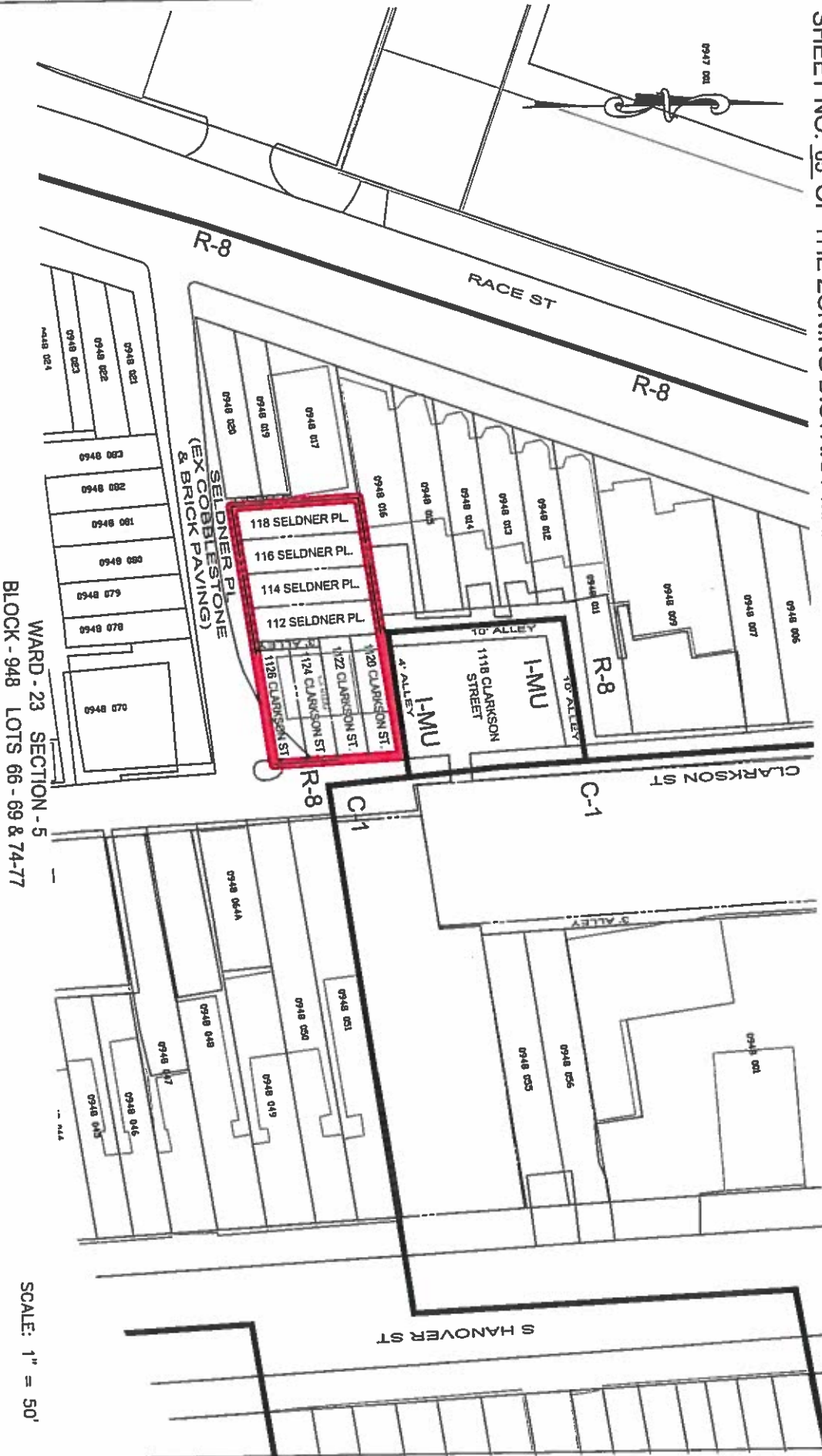
1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes and seconds.
3. All distances are in feet and inches.
4. All areas are in square feet.
5. All volumes are in cubic feet.
6. All weights are in pounds.
7. All temperatures are in degrees Fahrenheit.
8. All pressures are in pounds per square inch.
9. All speeds are in miles per hour.
10. All times are in hours, minutes and seconds.

SCHEMATIC SITE PLAN
PROPOSED MIXED USE DEVELOPMENT W/ PARKING LOT
UNION BROTHERS
 1170 SOUTH HANOVER STREET
 BALTIMORE CITY, MD
 WARD 23 - SECTION 5 - BLOCK 948
 LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50

Colbert Metz Rosenfield, Inc.
 1170 South Hanover Street
 Baltimore, MD 21202
 Phone: (410) 554-7000
 Fax: (410) 554-7001

WKSHT

SHEET NO. 65 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



NOTE:

IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120-1126 CLARKSON ST. AND NO. 112-118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

WARD - 23 SECTION - 5
 BLOCK - 948 LOTS 66 - 69 & 74-77

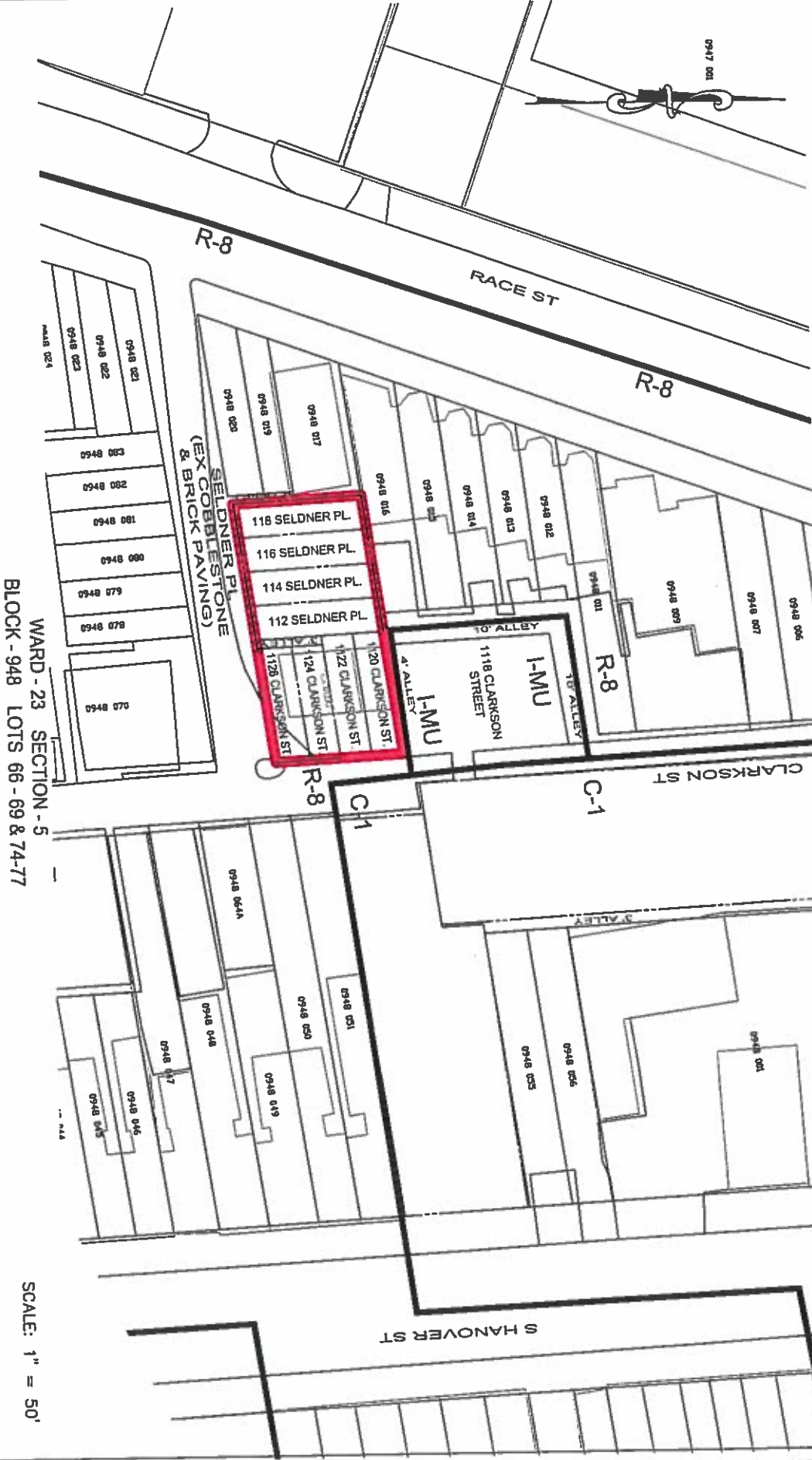
SCALE: 1" = 50'

MAYOR _____
 PRESIDENT CITY COUNCIL _____

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
 2835 Smith Avenue, Suite G
 Baltimore, Maryland 21209
 Telephone: (410) 653-3838
 Facsimile: (410) 653-7953



SHEET NO. 65 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



NOTE:

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WARD - 23 SECTION - 5
 BLOCK - 948 LOTS 66 - 69 & 74-77


SCALE: 1" = 50'

MAYOR _____

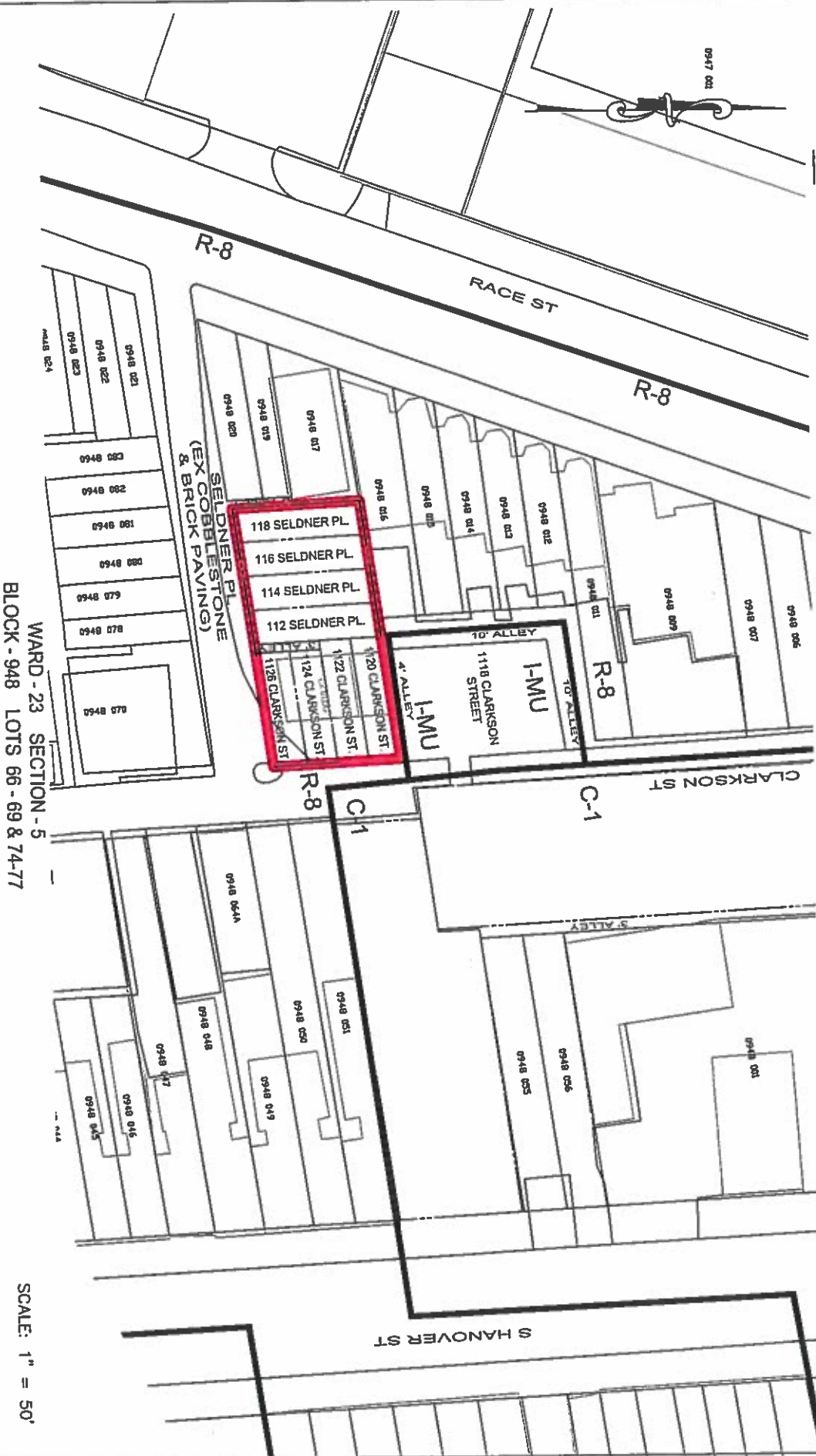
PRESIDENT CITY COUNCIL _____

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SHEET NO. 65 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



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 BLOCK - 948 LOTS 66 - 69 & 74-77

SCALE: 1" = 50'

MAYOR _____
 PRESIDENT CITY COUNCIL _____

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 Engineers * Surveyors * Planners
 2835 Smith Avenue, Suite G
 Baltimore, Maryland 21209
 Telephone: (410) 653-3638
 Facsimile: (410) 653-7953



STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

Please see the Attached Addendum Incorporated by Reference

{Address}

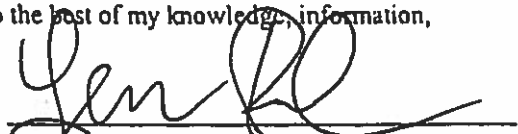
1. Applicant's name, address, and telephone number 37 West Cross Street, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328
2. All proposed zoning changes for the property: Authorize a Conditional Use for an open air
surface parking lot as the principal use of the subject properties.
District
- 3 All intended uses of the property Parking Lot
4. Current owner's name, address, and telephone number 37 West Cross Street, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202
5. The property was acquired by the current owner on _____ by deed recorded in the Land Records of Baltimore City in Liber _____ folio _____ please see the attached addendum
6. (a) There is _____ is not^x _____ a contract contingent on the requested legislative authorization.
(b) If there is a contract contingent on the requested legislative authorization:
 - (i) The names and addresses of all parties to the contract are *(use additional sheet if necessary)*:

 - (ii) The purpose, nature, and effect of the contract are: _____

7. (a) The applicant is _____ is not^x _____ acting as an agent for another.
(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are *(use additional sheet if necessary)*: _____

AFFIDAVIT

I, Len Bush, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



(Applicant's signature)

5-2-17

Date

Addendum to Statement of Intent Under Zoning Code § 16-202

1. Address: 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
2. 1120-1126 Clarkson St. and 112-118 Seldner Place were acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

Please see the Attached Addendum Incorporated by Reference

{Address}

1. Applicant's name, address, and telephone number 37 West Cross Street, LLC
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3 All intended uses of the property Parking Lot

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c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202

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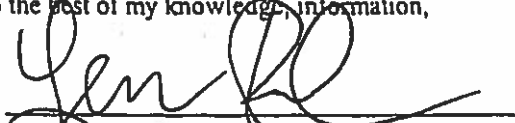
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7. (a) The applicant is ___ is not^x acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the
applicant is acting, including the names of the majority stockholders of any corporation, are *(use*
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(Applicant's signature)

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STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

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(Address)

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District

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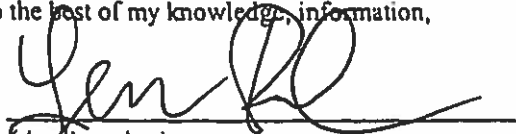
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additional sheet if necessary): _____

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(Applicant's signature)

5-2-17

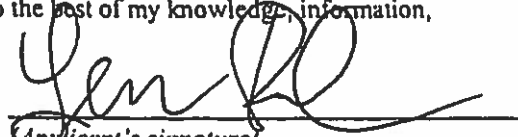
Date

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Applicant's signature

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FOR

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{Address}

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District

3 All intended uses of the property Parking Lot

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c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202

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(b) If there is a contract contingent on the requested legislative authorization:

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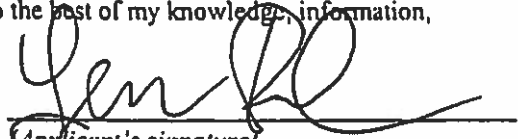
(ii) The purpose, nature, and effect of the contract are: _____

7. (a) The applicant is _____ is not^x_____ acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the
applicant is acting, including the names of the majority stockholders of any corporation, are *(use*
additional sheet if necessary): _____

AFFIDAVIT

I, Len Bush, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.


(Applicant's signature)

5-2-17

Date

Addendum to Statement of Intent Under Zoning Code § 16-202

1. Address: 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place
(highlighted on the attached Plat for reference)
2. 1120-1126 Clarkson St. and 112-118 Seldner Place were acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

Please see the Attached Addendum Incorporated by Reference
(Address)

1. Applicant's name, address, and telephone number: 37 West Cross Street, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328

2. All proposed zoning changes for the property: Authorize a Conditional Use for an open air
surface parking lot as the principal use of the subject properties.
District

3 All intended uses of the property Parking Lot

4. Current owner's name, address, and telephone number: 37 West Cross Street, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202

5. The property was acquired by the current owner on _____ by deed recorded in the Land Records of
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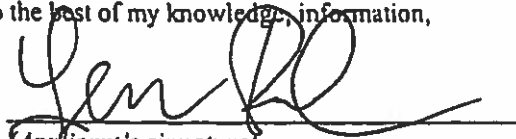
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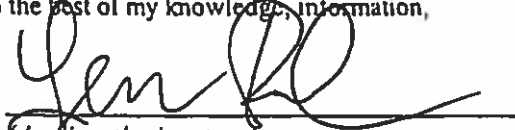
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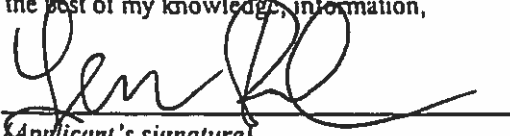
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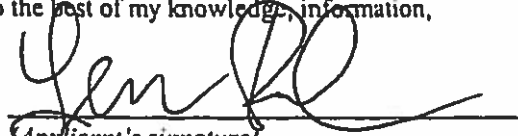
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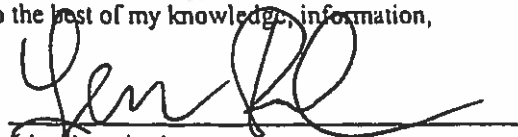
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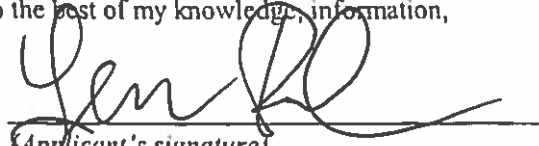
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I, Len Bush, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



(Applicant's signature)

5-2-17

Date

Addendum to Statement of Intent Under Zoning Code § 16-202

1. Addresses: 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
2. 112-118 Seldner Place was acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.

INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL 17-0076

APPROVED FOR FILING STYLE AND TEXTUAL CORRECTNESS 5-3-17 DEPT. LEGISLATIVE REFERENCE

Introduced by: Councilmember Costello
 At the request of: 37 West Cross Street, LLC
 Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
 2700, Baltimore, Maryland 21202
 Telephone: 410-385-5328

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –
 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

Land use
Law
Planning Comm.
BMZA
HCP
BDC
DOT

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the accompanying plat.

BY authority of
 Article - Zoning
 Section(s) 4-1103(1) and 14-102
 Baltimore City Revised Code
 (Edition 2000)

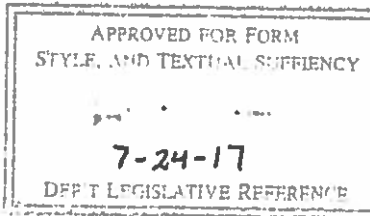
SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-1103(1) and 14-102, subject to the condition that the parking, open off-street area complies with all applicable federal, state, and local licensing and certification requirements.

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
 THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

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

AMENDMENTS TO COUNCIL BILL 17-0070
(1" Reader Copy)



By: Land Use and Transportation Committee

Amendment No. 1

On page 1, in lines 19 and 20, strike “condition that the” and substitute “following conditions:”

1. The site plan titled “Schematic Site Plan/Proposed Mixed Use Development w/Parking Lot/Union Brothers/1120 South Hanover Street/Lots 4, 52/54, 65-69, 74-77”, dated April 12, 2017 and prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, is attached to and made part of this Ordinance.
2. The”;

and, on the same page, in line 20, strike “complies” and substitute “must comply”.

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

City Council Bill No. 17-0070

Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124, and 1126 Clarkson Street And 112, 114, 116, And 118 Seldner Place

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

Title 14-204

Upon finding that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article

Title 14-205

After consideration of:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for fire and police protection;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks;
- (9) the provisions of the City Master Plan;
- (10) the provisions of any applicable Urban Renewal Plan;
- (11) all applicable standards and requirements of this article;
- (12) any other matters considered to be in the interest of the general welfare.

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

Member

CITY OF BALTIMORE
ORDINANCE
Council Bill 17-0070

Introduced by: Councilmember Costello
At the request of: 37 West Cross Street, LLC
Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202
Telephone: 410-385-5328
Introduced and read first time: May 8, 2017
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: August 14, 2017

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Parking, Open Off-Street Area –**
2 **1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

3 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
4 operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and
5 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116,
6 and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red
7 on the accompanying plat.

8 BY authority of
9 Article - Zoning
10 Section(s) 4-1103(1) and 14-102
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**
14 **permission is granted for the establishment, maintenance, and operation of a parking, open off-**
15 **street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948,**
16 **Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots**
17 **74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this Ordinance, in**
18 **accordance with Baltimore City Zoning Code §§ 4-1103(1) and 14-102, subject to the condition**
19 **~~that the~~ following conditions:**

- 20 **1. The site plan titled “Schematic Site Plan/Proposed Mixed Use Development**
21 **w/Parking Lot/Union Brothers/1120 South Hanover Street/Lots 4, 52/54, 65-69, 74-**
22 **77”, dated April 12, 2017 and prepared by Colbert Matz Rosenfelt Inc., which**
23 **includes the plan for this open off-street parking area, is attached to and made part of**
24 **this Ordinance.**

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 17-0070

1 2. The parking, open off-street area ~~complies~~ must comply with all applicable federal,
2 state, and local licensing and certification requirements.

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

11 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
12 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__

Mayor, Baltimore City