


F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of  BALTIMORE	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill Report 17-0158	M E M O	

TO Mayor Catherine E. Pugh

DATE: January 29, 2018

TO: Respective City Council Land Use and Transportation Committee  
 FROM: Department of Transportation  
 POSITION: Support  
 RE: Council Bill – 17-0158 - Rezoning - 1770 and 1780 Union Avenue

**INTRODUCTION** – Rezoning of two properties within the 7<sup>th</sup> district from General Industrial Zoning (I-2) to Industrial Mixed-Use Zoning (I-MU).

**PURPOSE/PLANS** – The Industrial Mixed-Use Zoning District (I-MU) is intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. Examples of non-industrial uses, creating a mixed-use or multi-tenant environment, include: (1) live-work dwellings; (2) residential uses; (3) commercial uses; and (4) limited institutional uses.

The Department of Transportation believes this bill will support economic development within the 7<sup>th</sup> district, and predicts no substantial impact to the department.

**BRIEF HISTORY** – The General Industrial Zoning District (I-2) is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses.

**FISCAL IMPACT** – Not applicable

**AGENCY/DEPARTMENT POSITION** –  
 The Department of Transportation **supports** City Council 17-0158.

If you have any questions, please do not hesitate to contact Katelyn McCauley, at [Katelyn.McCauley@baltimorecity.gov](mailto:Katelyn.McCauley@baltimorecity.gov), or (443) 677-9391.

Sincerely,



Michelle Pourciau  
 Director

**CITY OF BALTIMORE  
COUNCIL BILL 17-0158  
(First Reader)**

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Introduced by: Councilmember Pinkett

At the request of: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC

Address: c/o Alfred W. Barry, III, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland  
21202

Telephone: 410-547-6900

Introduced and read first time: October 30, 2017

Assigned to: Land Use and Transportation Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning – 1770 and 1780 Union Avenue**

3 FOR the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block  
4 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the  
5 accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

6 BY amending

7 Article 32 - Zoning  
8 Zoning District Map  
9 Sheet 24  
10 Baltimore City Revised Code  
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 Sheet 24 of the Zoning District Map is amended by changing from the I-2 Zoning District to the  
14 I-MU Zoning District the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and  
15 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the plat accompanying this  
16 Ordinance.

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

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

STATEMENT OF INTENT

FOR

1770 Union Avenue and 1780 Union Avenue  
(Address)

1. Applicant's Contact Information:  
Name: GRP 1770 Union Ave LLC, GRP 1780 Union Ave LLC c/o Alfred W. Barry III  
Mailing Address: 201 E. Baltimore St #1150  
Baltimore, MD 21202  
Telephone Number: (410) 547-6900  
Email Address: ababall@yahoo.com

2. All Proposed Zoning Changes for the Property: \_\_\_\_\_  
Rezone the properties known as 1770 Union Ave and 1780 Union Ave  
from I-2 to I-MU as outlined on plat

3. All Intended Uses of the Property: Mixed-use  
\_\_\_\_\_  
\_\_\_\_\_

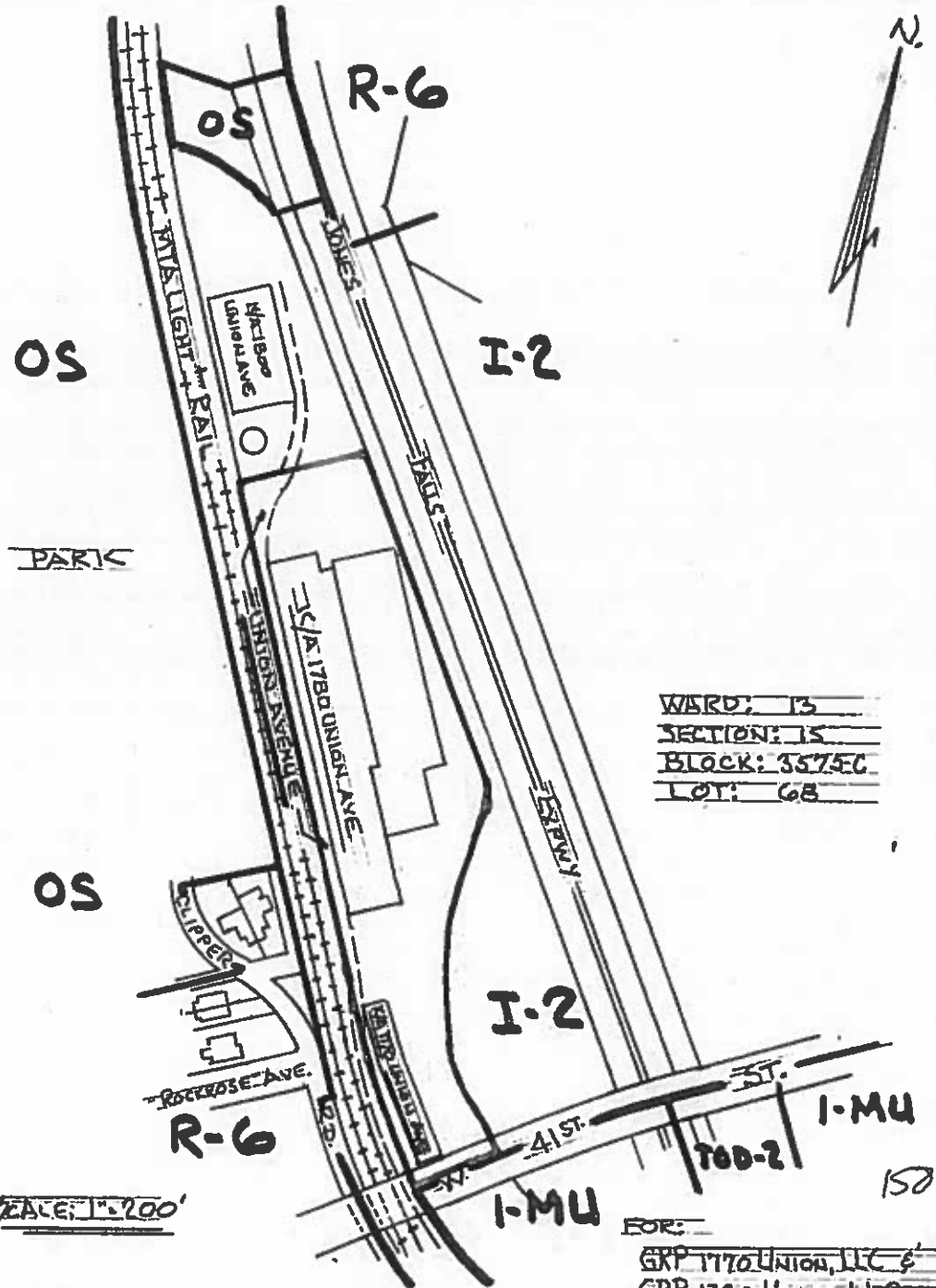
4. Current Owner's Contact Information:  
Name: GRP 1770 Union Ave LLC, GRP 1780 Union Ave LLC  
Mailing Address: 1212 York Rd Ste C-300  
Lutherville, MD 21093  
Telephone Number: (410) 385-1234  
Email Address: \_\_\_\_\_

5. Property Acquisition:  
The property was acquired by the current owner on 9/27/2017 by deed recorded in the  
Land Records of Baltimore City in Liber 19550 Folio 0174.  
19550 0125

6. Contract Contingency:  
(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 as follows (use additional sheets if  
necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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SHEET NO. 24 OF THE ZONING DISTRICT MAPS OF ARTICLE 30 OF THE BALTIMORE CITY CODE, 1966 EDITION, AS AMENDED BY ORDINANCE NUMBERS 16-581 AND 17-015 AS APPROVED.



AREA OUTLINED IN RED TO BE CHANGED FROM: THE I-2 ZONING DISTRICT TO: THE I-MU ZONING DISTRICT

FOR: GRP 1770 UNION, LLC & GRP 1780 UNION, LLC 1780 UNION AVE BALTIMORE, MD 21211

[Signature] MAYOR

[Signature] PRESIDENT CITY COUNCIL