

**CITY OF BALTIMORE  
COUNCIL BILL 14-0347  
(First Reader)**

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Introduced by: Councilmember Reisinger

At the request of: 859 WASHINGTON BLVD LLC

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Baltimore, Maryland 21202-3268

Telephone: 410-528-5506

Introduced and read first time: March 24, 2014

Assigned to: Urban Affairs and Aging 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, Department of Public Works, Commission for Historical and Architectural Preservation, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Washington Village –**  
3 **Amendment \_**

4 FOR the purpose of amending the Urban Renewal Plan for Washington Village to modify the  
5 responsibilities of the Commercial District Review Panel and to amend certain exhibits to  
6 reflect the change of zoning, upon approval by separate ordinance, for the property known as  
7 859 Washington Boulevard; waiving certain content and procedural requirements; making  
8 the provisions of this Ordinance severable; providing for the application of this Ordinance in  
9 conjunction with certain other ordinances; and providing for a special effective date.

10 BY authority of

11 Article 13 - Housing and Urban Renewal  
12 Section 2-6  
13 Baltimore City Code  
14 (Edition 2000)

15 **Recitals**

16 The Urban Renewal Plan for Washington Village was originally approved by the Mayor and  
17 City Council of Baltimore by Ordinance 79-1128 and last amended by Ordinance 07-545.

18 An amendment to the Urban Renewal Plan for Washington Village is necessary to modify the  
19 responsibilities of the Commercial District Review Panel and to amend Exhibits 1 and 4 to  
20 reflect the change of zoning, upon approval by separate ordinance, for the property known as 859  
21 Washington Boulevard.

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

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1 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved  
2 renewal plan unless the change is approved in the same manner as that required for the approval  
3 of a renewal plan.

4 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the  
5 following changes in the Urban Renewal Plan for Washington Village are approved:

6 (1) In the Plan, amend C.4.c.2. to read as follows:

7 C. Techniques Used to Achieve Plan Objectives

8 4. Review of Development

9 c. Community Review

10 2. There is a Community Review Panel for the B-2-3 zoned  
11 properties, called the “Commercial District Review Panel”, herein  
12 referred to as the “Review Panel” to expedite the review and  
13 approval of [significant] rehabilitation plans and permits, and to  
14 provide local technical assistance to property owners and  
15 merchants within the Community Business Areas zoned B-2-3.  
16 The Review Panel must adopt by-laws within 6 months of its  
17 establishment. The Review Panel is composed of the the following  
18 members:

19 . . . . .

20 (2) Upon approval of rezoning by separate ordinance, amend Exhibit 1, “Land Use”,  
21 to reflect the change in use category for the property known as 859 Washington  
22 Boulevard, from Residential to Community Business.

23 (3) Upon approval of rezoning by separate ordinance, amend Exhibit 4, “Zoning”, to  
24 reflect the change of zoning for the property known as 859 Washington  
25 Boulevard, from the R-8 Zoning District to the B-2-3 Zoning District.

26 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Washington  
27 Village, as amended by this Ordinance and identified as “Urban Renewal Plan, Washington  
28 Village, revised to include Amendment \_\_, dated March 24, 2014”, is approved. The Department  
29 of Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
30 Legislative Reference as a permanent public record, available for public inspection and  
31 information.

32 **SECTION 3. AND BE IT FURTHER ORDAINED**, That if the amended Urban Renewal Plan  
33 approved by this Ordinance in any way fails to meet the statutory requirements for the content of  
34 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal  
35 plan, those requirements are waived and the amended Urban Renewal Plan approved by this  
36 Ordinance is exempted from them.

37 **SECTION 4. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the  
38 application of this Ordinance to any person or circumstance is held invalid for any reason, the

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1     invalidity does not affect any other provision or any other application of this Ordinance, and for  
2     this purpose the provisions of this Ordinance are declared severable.

3             **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns  
4     the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or  
5     safety law or regulation, the applicable provisions shall be construed to give effect to each.  
6     However, if the provisions are found to be in irreconcilable conflict, the one that establishes the  
7     higher standard for the protection of the public health and safety prevails. If a provision of this  
8     Ordinance is found to be in conflict with an existing provision of any other law or regulation that  
9     establishes a lower standard for the protection of the public health and safety, the provision of  
10    this Ordinance prevails and the other conflicting provision is repealed to the extent of the  
11    conflict.

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