

**CITY OF BALTIMORE**  
**COUNCIL BILL 24-0552**  
**(First Reader)**

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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

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Commercial 1 Village Center District – Conditional Use Retail Goods**  
3 **Establishment (With Alcoholic Beverage Sales) – Variances –**  
4 **6242 Bellona Avenue**

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

10 BY authority of

11 Article - Zoning

12 Sections 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301,  
13 14-336, and Table 10-301 (C-1-VC)

14 Baltimore City Revised Code  
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
17 permission is granted for the continued operation and expansion of a retail goods establishment  
18 (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe,  
19 6242 Bellona Avenue (Block 4976, Lot 011) as outlined in red on the plat accompanying this  
20 Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 5-305(a), and 5-308,  
21 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 {“Commercial  
22 Districts – Permitted and Conditional Uses (C-1-VC)”}, subject to the condition that the retail  
23 goods establishment (with alcoholic beverage sales) complies with all applicable federal, state,  
24 and local licensing and certification requirements, and the terms of the Memorandum of  
25 Understanding reached on \_\_\_\_\_ between the Pinehurst Wine Shoppe, LLC, and the  
26 Bellona-Gittings Community Association.

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

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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, attached hereto.

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

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

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