

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 08-0224**

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Introduced by: Councilmember Reisinger  
At the request of: Hollinswood Park Associates  
Address: c/o Sebastian A. Cross, 600 Washington Avenue, Suite 200, Towson, Maryland 21204  
Telephone: 410-821-0070  
Introduced and read first time: October 27, 2008  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: March 22, 2010

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**AN ORDINANCE CONCERNING**

**1                                      Planned Unit Development – Designation – Hollinswood Plaza**

2           FOR the purpose of approving the application of Hollinswood Park Associates, owner of the  
3           Hollinswood Plaza located at 2111-2163 Patapsco Avenue, to have ~~a portion of that the~~  
4           property designated a Business Planned Unit Development; and approving the Development  
5           Plan submitted by the applicant.

6           By authority of  
7           Article - Zoning  
8           Title 9, Subtitles 1 and 4  
9           Baltimore City Revised Code  
10          (Edition 2000)

**11                                      Recitals**

12          Hollinswood Park Associates is the owner of property known as the Hollinswood Plaza  
13          located at 2111-2163 Patapsco Avenue, consisting of ~~13.88~~ 13.13 acres, more or less.

14          The owner proposes a Planned Unit Development designation for ~~3.25 acres, more or less,~~  
15          ~~within Hollinswood Plaza in the area of the property of Hollinswood Plaza, consisting of 13.13~~  
16          ~~acres, more or less,~~ located near Hollins Ferry Road and Patapsco Avenue.

17          On August 22, 2008, representatives of Hollinswood Park Associates met with the  
18          Department of Planning for a preliminary conference, to explain the scope and nature of existing  
19          and proposed development on the property and to institute proceedings to have the property  
20          designated a Business Planned Unit Development.

21          The representatives of Hollinswood Park Associates have now applied to the Baltimore City  
22          Council for designation of the property as a Business Planned Unit Development, and they have  
23          submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4  
24          of the Baltimore City Zoning Code.

**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.

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1       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
2 Mayor and City Council approves the application of Hollinswood Park Associates, owner of  
3 Hollinswood Plaza located at 2111-2163 Patapsco Avenue ~~consisting of approximately 13.88~~  
4 ~~acres, to designate approximately 3.25 acres of the property in the area of the property~~  
5 Hollinswood Plaza, consisting of approximately 13.13 acres located near Hollins Ferry Road and  
6 Patapsco Avenue, as outlined on the accompanying Development Plan entitled “Hollinswood  
7 Plaza”, dated ~~October 14, 2008~~ January 29, 2010, a Business Planned Development under Title  
8 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

9       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by  
10 Hollinswood Park Associates, consisting of Sheet 1, “~~Existing Conditions Plan~~”, dated ~~October~~  
11 ~~14, 2008~~, Sheet 2, “~~Site Plan~~”, dated ~~October 14, 2008~~, Sheet 3, “~~Landscape Plan~~”, dated  
12 ~~October 14, 2008~~, and Sheet 4, “~~Elevations~~”, dated ~~October 14, 2008~~ Cover Sheet”, dated  
13 January 29, 2010, Sheet 2, “~~Existing Conditions Plan~~”, dated January 29, 2010, Sheet 3, “~~Site~~  
14 Plan”, dated January 29, 2010, Sheet 4, “~~Landscape Plan~~”, dated January 29, 2010, and Sheet 5,  
15 “~~Elevations~~”, dated January 29, 2010, is approved.

16       **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title  
17 9, Subtitles 1 and 4, the following uses are permitted within the Business Planned Unit  
18 Development:

19           (a) All uses allowed as permitted, accessory, or by conditional use in the B-2 Zoning  
20 District.

21           (b) In addition, the following uses will be allowed:

22                   (1) Pharmacy: drive-in - no alcohol or tobacco

23                   (2) Restaurant: drive-in - including pick-up drives with window service

24       **SECTION 4. AND BE IT FURTHER ORDAINED,** That the maximum height of the building on  
25 the property and the floor area requirements shall be as set forth on Sheet ~~2~~ 3 of the  
26 Development Plan.

27       **SECTION 5. AND BE IT FURTHER ORDAINED,** That all plans for the construction of  
28 permanent improvements on the property within the Planned Unit Development must be  
29 reviewed by the Planning Commission to ensure that the plans are consistent with the  
30 Development Plan and this Ordinance. Final design approval shall be granted to the Planning  
31 Commission.

32       **SECTION 6. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine  
33 what constitutes minor or major modifications to the Plan. Minor modifications require approval  
34 by the Planning Commission. Major modifications require approval by Ordinance.

35       **SECTION 7. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
36 accompanying Development Plan and in order to give notice to the agencies that administer the  
37 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the  
38 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the  
39 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a  
40 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning

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

3 **SECTION 8. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
4 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