

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 24-0552**

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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  
Committee Report: Favorable, with Amendments  
Council action: Adopted  
Read second time: October 21, 2024

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**AN ORDINANCE CONCERNING**

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

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

BY authority of  
Article - Zoning  
Sections 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 (C-1-VC)  
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 continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011) as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 {“Commercial Districts – Permitted and Conditional Uses (C-1-VC)”}, subject to the condition that the retail goods establishment (with alcoholic beverage sales) complies with all applicable federal, state, and local licensing and certification requirements, and the terms of the Memorandum of Understanding reached on \_\_\_\_\_ September 11, 2024 between the Pinehurst Wine Shoppe, LLC, and the Bellona-Gittings Community Association.

**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 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~~, 2024 and the elevations plans dated as of October 1, 2024, attached  
6 hereto.

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

11       **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§  
12 5-201(a), 5-305(a), and 5-308 of the Zoning Code, as required by the footnote to Table 10-401 of  
13 the Zoning Code, permission is granted for a 10-foot variance from the rear-yard setback  
14 requirements of § 10-401 and Table 10-401: Commercial Districts - Bulk and Yard Regulations.

15       **SECTION 4. 5. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the  
16 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
17 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
18 shall sign the plat and site plan; (ii) when the Mayor approves this Ordinance, the Mayor shall  
19 sign the plat and site plan; and (iii) the Director of Finance then shall transmit a copy of this  
20 Ordinance, the plat, and the site plan to the Board of Municipal and Zoning Appeals, the  
21 Planning Commission, the Commissioner of Housing and Community Development, the  
22 Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

23       **SECTION 5. 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date  
24 it is enacted.

**Council Bill 24-0552**

Certified as duly passed this 21 day of October, 2024



\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 21 day of October, 2024



\_\_\_\_\_  
Chief Clerk

Approved this 27th day of November, 2024



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Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
This 23rd Day of October, 2024.

*Elena R. DiPietro*

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Chief Solicitor