

**CITY OF BALTIMORE
COUNCIL BILL 16-0749
(First Reader)**

Introduced by: Councilmember Kraft

At the request of: Frank Scarfield, Sr.

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Introduced and read first time: September 12, 2016

Assigned to: Land Use and Transportation Committee

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, Fire Department, Baltimore Development Corporation, Baltimore
City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 –**
3 **Holabird Manor Condominiums**

4 FOR the purpose of approving certain amendments to the Development Plan of the Holabird
5 Manor Condominiums Planned Unit Development.

6 BY authority of

7 Article - Zoning

8 Title 9, Subtitles 1 and 2

9 Baltimore City Revised Code

10 (Edition 2000)

11 **Recitals**

12 By Ordinance 16-441, the Mayor and City Council (i) approved the application of Holabird
13 Manor, Inc. to have certain properties known as 1717-1726 Manor Avenue (formerly Nome
14 Street), 1708-1716 Dundalk Avenue, 6608 Holabird Avenue, and 6613 Hartwait Street,
15 consisting of 5.35 acres, more or less, designated as a Residential Planned Unit Development and
16 (ii) approved the Development Plan submitted by the applicant.

17 The applicant wishes to amend the Development Plan, as previously approved by the Mayor
18 and City Council, to modify the residential density within the Planned Unit Development.

19 On August 31, 2016, representatives of the applicant met with the Department of Planning
20 for a preliminary conference to explain the scope and nature of the proposed amendments to the
21 Development Plan.

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

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1 The representatives of the applicant have now applied to the Baltimore City Council for
2 approval of these amendments, and they have submitted amendments to the Development Plan
3 intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning
4 Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the amendments to the Development Plan submitted by the
7 Developer.

8 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 4(a) of Ordinance 16-441 is
9 amended to read as follows:

10 **SECTION 4. AND BE IT FURTHER ORDAINED,** the following uses are permitted
11 within the Planned Unit Development:

(a) Primary uses:	Maximum
Housing for the Elderly	[130] 36 units
Non-Senior Residential Units	[180] 274 units

15 **SECTION 3. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
16 improvements on the property are subject to final design approval by the Planning Commission
17 to insure that the plans are consistent with the Development Plan and this Ordinance.

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

27 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
28 after the date it is enacted.