

**CITY OF BALTIMORE  
COUNCIL BILL 06-0509  
(First Reader)**

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Introduced by: Councilmembers Rawlings Blake, Spector

At the request of: Stone Mansion, LLC

Address: c/o Azola and Associates, Inc., 1414 Key Highway, Baltimore, Maryland 21230

Telephone: 443-829-6942

Introduced and read first time: August 14, 2006

Assigned to: Urban Affairs Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment – Cylburn Hills**

3 FOR the purpose of approving certain amendments to the Development Plan of the Cylburn Hills  
4 Planned Unit Development.

5 BY authority of

6 Article - Zoning

7 Title 9, Subtitles 1 and 2

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 93-266, the Mayor and City Council approved the application of Cylburn Hills  
12 Limited Partnership to have certain property bounded generally by Cylburn Park to the north and  
13 east, Greenspring Avenue to the west and Springarden Drive to the south, consisting of 18.7  
14 acres, more or less, designated as a Residential Planned Unit Development and approved the  
15 Development Plan submitted by the applicant.

16 Stone Mansion, LLC, contract purchaser and developer of 4901 Springarden Drive, that  
17 property being owned by the City and last used as a private, educational institution, wishes to  
18 amend the Development Plan, as previously approved by the Mayor and City Council, to permit  
19 the property to be used for offices and a coffee shop, as requested by the local community  
20 associations.

21 On July 11, 2006, representatives of Stone Mansion, LLC, met with the Department of  
22 Planning for a preliminary conference to explain the scope and nature of the proposed  
23 amendments to the 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 Stone Mansion, LLC, have now applied to the Baltimore City Council  
2 for approval of these amendments, and they have submitted amendments to the Development  
3 Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City  
4 Zoning 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.

7 **SECTION 2. AND BE IT FURTHER ORDAINED,** That on the property known as 4901  
8 Springarden Drive, in the Cylburn Hills Planned Unit Development, the following uses are  
9 allowed:

10 (a) all permitted, accessory, and conditional uses as allowed in the R-5 Zoning District.

11 (b) additional uses allowed shall include:

12 antique shop  
13 beauty shop  
14 candy and ice cream store  
15 florist shop  
16 library and art gallery  
17 multipurpose neighborhood center  
18 offices, including medical offices  
19 orthopedic and medical appliance store  
20 restaurant - no live entertainment or dancing  
21 travel bureau  
22 wine storage cellar.

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

27 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the Planning Commission may determine  
28 what constitutes minor or major modifications to the Plan. Minor modifications require approval  
29 by the Planning Commission. Major modifications require approval by Ordinance.

30 **SECTION 5. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
31 accompanying amended Development Plan and in order to give notice to the agencies that  
32 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
33 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
34 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
35 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
36 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
37 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
38 Baltimore City, and the Zoning Administrator.

39 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
40 after the date it is enacted.