

Introduced by: Councilmember Costello

At the request of: 37 West Cross Street, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Prepared by: Department of Legislative Reference

Date: March 15, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0043

A BILL ENTITLED

AN ORDINANCE concerning

**Rezoning – 1118, 1120, 1122, 1124, and 1126 Clarkson Street and
112, 114, 116, and 118 Seldner Place**

FOR the purpose of changing the zoning for the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; changing the zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District; and providing for a special effective date.

BY amending

Article - Zoning

Zoning Map

Sheet(s) 65

Baltimore City Revised Code

(Edition 2000)

E. V. R...

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

_____ Baltimore City Public School System

_____ Baltimore Development Corporation

_____ City Solicitor

_____ Comptroller's Office

_____ Department of Audits

_____ Department of Finance

_____ Department of General Services

_____ Department of Housing and Community Development

_____ Department of Human Resources

_____ Department of Planning

_____ Other: _____

_____ Other: _____

_____ Other: _____

_____ Department of Public Works

_____ Department of Real Estate

_____ Department of Recreation and Parks

_____ Department of Transportation

_____ Fire Department

_____ Health Department

_____ Mayor's Office of Employment Development

_____ Mayor's Office of Human Services

_____ Mayor's Office of Information Technology

_____ Office of the Mayor

_____ Police Department

_____ Other: _____

_____ Other: _____

_____ Board of Estimates

_____ Board of Ethics

_____ Board of Municipal and Zoning Appeals

_____ Comm. for Historical and Architectural Preservation

_____ Commission on Sustainability

_____ Employees' Retirement System

_____ Other: _____

_____ Other: _____

_____ Other: _____

_____ Environmental Control Board

_____ Fire & Police Employees' Retirement System

_____ Labor Commissioner

_____ Parking Authority Board

_____ Planning Commission

_____ Wage Commission

_____ Other: _____

_____ Other: _____

_____ Other: _____

**CITY OF BALTIMORE
COUNCIL BILL 17-0043
(First Reader)**

Introduced by: Councilmember Costello

At the request of: 37 West Cross Street, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Introduced and read first time: March 20, 2017

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,
Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning -- 1118, 1120, 1122, 1124, and 1126 Clarkson Street and**
3 **112, 114, 116, and 118 Seldner Place**

4 FOR the purpose of changing the zoning for the properties known as 1120, 1122, 1124, and 1126
5 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118
6 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the
7 accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; changing the
8 zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in
9 blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District;
10 and providing for a special effective date.

11 BY amending

12 Article - Zoning

13 Zoning Map

14 Sheet(s) 65

15 Baltimore City Revised Code

16 (Edition 2000)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
18 Sheet 65 of the Zoning District Map is amended by changing from the R-8 Zoning District to the
19 C-1 Zoning District the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block
20 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948,
21 Lots 74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this
22 Ordinance; and changing from the I-MU Zoning District to the C-1 Zoning District the property
23 known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the plat
24 accompanying this Ordinance.

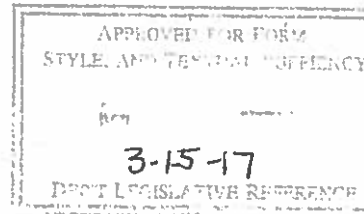
25 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
26 accompanying plat and in order to give notice to the agencies that administer the City Zoning

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

Council Bill 17-0043

1 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
2 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
3 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
4 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
5 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
6 the Zoning Administrator.

7 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on (i) the date
8 on which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is
9 enacted.



INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

Introduced by: Councilmember Costello
At the request of: 37 West Cross Street, LLC
Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202
Telephone: 410-385-5328

A BILL ENTITLED

AN ORDINANCE concerning

**Rezoning – 1118, 1120, 1122, 1124, and 1126 Clarkson Street and
112, 114, 116, and 118 Seldner Place**

FOR the purpose of changing the zoning for the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; changing the zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District; and providing for a special effective date.

BY amending

Article - Zoning
Zoning Map
Sheet(s) 65
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 65 of the Zoning District Map is amended by changing from the R-8 Zoning District to the C-1 Zoning District the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this Ordinance; and changing from the I-MU Zoning District to the C-1 Zoning District the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the plat accompanying this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on (i) the date on which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is enacted.

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

Please see the Attached Addendum Incorporated by Reference
(Address)

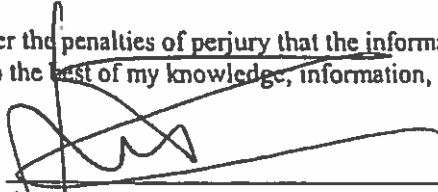
1. Applicant's name, address, and telephone number 37 West Cross Street, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328
2. All proposed zoning changes for the property: Change the corresponding existing zoning
classifications for the addresses listed in the attached addendum to the C-1 Zoning
District
- 3 All intended uses of the property Office/Residential/Retail
4. Current owner's name, address, and telephone number 37 West Cross Street, LLC and
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328
5. The property was acquired by the current owner on _____ by deed recorded in the Land Records of
Baltimore City in Liber _____ folio _____ please see the attached addendum
6. (a) There is _____ is not^x_____ a contract contingent on the requested legislative authorization.
(b) If there is a contract contingent on the requested legislative authorization:
 - (i) The names and addresses of all parties to the contract are *(use additional sheet if necessary)*:

 - (ii) The purpose, nature, and effect of the contract are: _____

7. (a) The applicant is _____ is not^x_____ acting as an agent for another.
(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the
applicant is acting, including the names of the majority stockholders of any corporation, are *(use*
additional sheet if necessary): _____

AFFIDAVIT

I, Joseph R. Woolman, III, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



(Applicant's signature)

3-9-17

Date

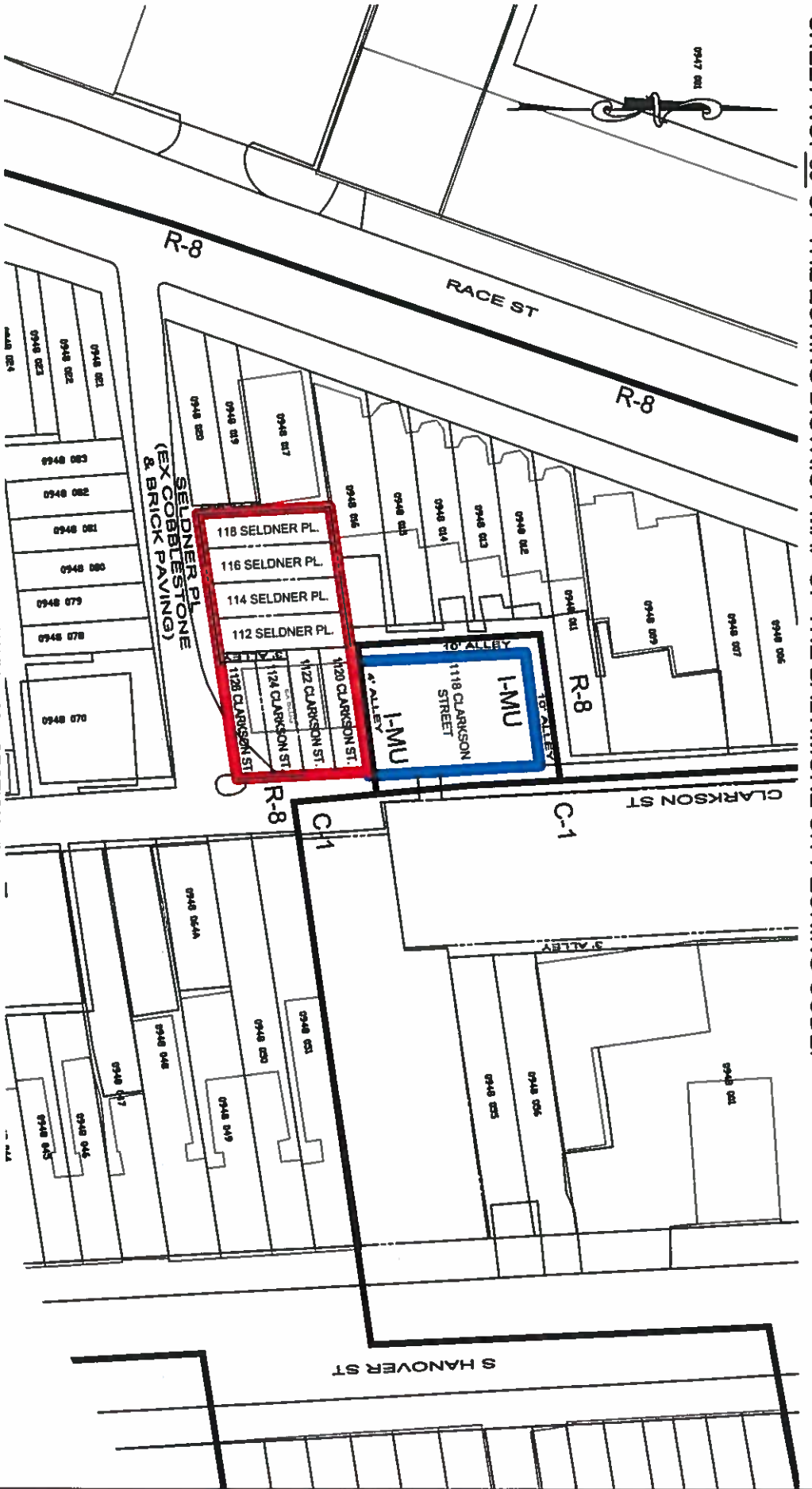
Addendum to Statement of Intent Under Zoning Code § 16-202

1. **Address: 1118, 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)**
2. **1118-1126 Clarkson St. and 112-118 Seldner Place were acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.**
3. **The proposed rezoning for each address (as also shown on the rezoning Plat) are as follows:**

1118 Clarkson St. - Block 948, Lot 65- From I-MU to C-1
1120 Clarkson St. - Block 948, Lot 66- From R-8 to C-1
1122 Clarkson St.- Block 948, Lot 67- From R-8to C-1
1124 Clarkson St.- Block 948, Lot 68- From R-8 to C-1
1126 Clarkson St.- Block 948, Lot 69- From R-8 to C-1

112 Seldner Place- Block 948, Lot 74- From R-8 to C-1
114 Seldner Place- Block 948, Lot 75- From R-8 to C-1
116 Seldner Place- Block 948, Lot 76- From R-8 to C-1
118 Seldner Place- Block 948, Lot 77- From R-8 to C-1

SHEET NO. 65 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



WARD - 23 SECTION - 5
 BLOCK - 948 LOTS 65 - 69 & 74-77

SCALE: 1" = 50'

NOTE:
 IN CONNECTION WITH THE PROPERTY KNOWN AS
 NO. 1118 CLARKSON ST. THE APPLICANT WISHES TO REQUEST THE ZONING CHANGE OF
 THE AFOREMENTIONED PROPERTY FROM I-MU ZONING TO C-1 ZONING, AS OUTLINED IN
 BLUE ABOVE.
 TOTAL AREA TO BE REZONED: 0.052 ACRES, MORE OR LESS.

IN CONNECTION WITH THE PROPERTY KNOWN AS NO. 1120 - 1126 CLARKSON ST. AND
 NO. 112 - 118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE ZONING CHANGE OF THE
 AFOREMENTIONED PROPERTIES FROM R-8 ZONING TO C-1 ZONING, AS OUTLINED IN RED ABOVE.
 TOTAL AREA TO BE REZONED: 0.094 ACRES, MORE OR LESS.

 MAYOR

 PRESIDENT CITY COUNCIL

Colbert Matz Rosentf, Inc.
 Engineers • Surveyors • Planners

2835 Smith Avenue, Suite G
 Baltimore, Maryland 21209
 Telephone: (410) 653-3838
 Facsimile: (410) 653-7953



ACTION BY THE CITY COUNCIL

MAR 20 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ 20 _____

COMMITTEE REPORT AS OF _____ 20 _____

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

_____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk

**CITY OF BALTIMORE
COUNCIL BILL 17-0043
(First Reader)**

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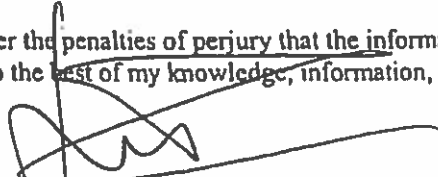
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(Applicant's signature)

3-9-17

Date

Addendum to Statement of Intent Under Zoning Code § 16-202

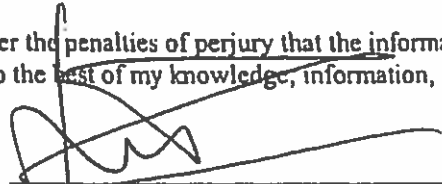
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3. The proposed rezoning for each address (as also shown on the rezoning Plat) are as follows:

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1126 Clarkson St.- Block 948, Lot 69- From R-8 to C-1

112 Seldner Place- Block 948, Lot 74- From R-8 to C-1
114 Seldner Place- Block 948, Lot 75- From R-8 to C-1
116 Seldner Place- Block 948, Lot 76- From R-8 to C-1
118 Seldner Place- Block 948, Lot 77- From R-8 to C-1

AFFIDAVIT

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STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

Please see the Attached Addendum Incorporated by Reference
(Address)

1. Applicant's name, address, and telephone number: 37 West Cross Street, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328

2. All proposed zoning changes for the property: Change the corresponding existing zoning
classifications for the addresses listed in the attached addendum to the C-1 Zoning
District

3 All intended uses of the property Office/Residential/Retail

4. Current owner's name, address, and telephone number: 37 West Cross Street, LLC and
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328

5. The property was acquired by the current owner on _____ by deed recorded in the Land Records of
Baltimore City in Liber _____ folio _____ please see the attached addendum

6. (a) There is _____ is not^x _____ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are *{use additional sheet if necessary}*:

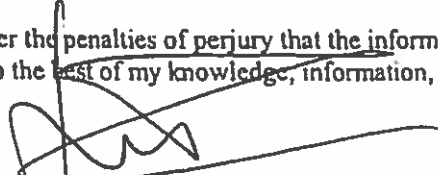
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7. (a) The applicant is _____ is not^x _____ acting as an agent for another.

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applicant is acting, including the names of the majority stockholders of any corporation, are *{use*
additional sheet if necessary}: _____

AFFIDAVIT

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3-9-17

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5. The property was acquired by the current owner on _____ by deed recorded in the Land Records of
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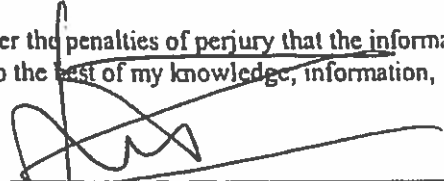
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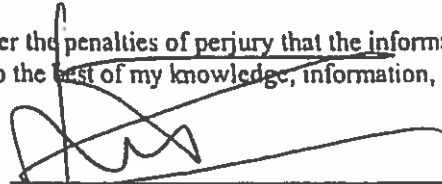
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c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328
2. All proposed zoning changes for the property: Change the corresponding existing zoning
classifications for the addresses listed in the attached addendum to the C-1 Zoning
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additional sheet if necessary): _____

AFFIDAVIT

I, Joseph R. Woolman, III, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



(Applicant's signature)

3-9-17

Date

Addendum to Statement of Intent Under Zoning Code § 16-202

1. Address: 1118, 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
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116 Seldner Place- Block 948, Lot 76- From R-8 to C-1
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STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

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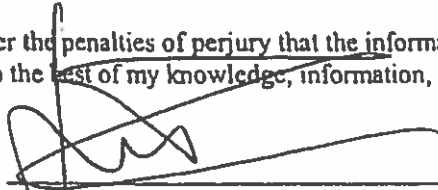
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UNDER ZONING CODE § 16-202
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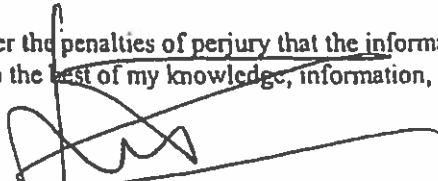
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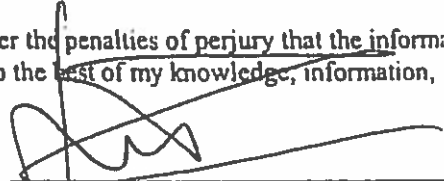
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STATEMENT OF INTENT
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FOR

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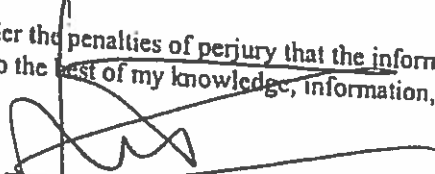
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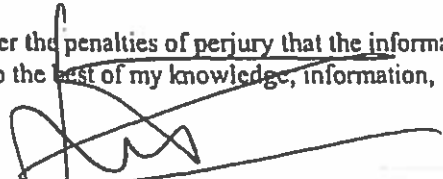
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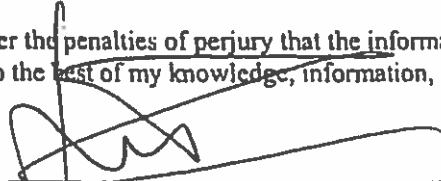
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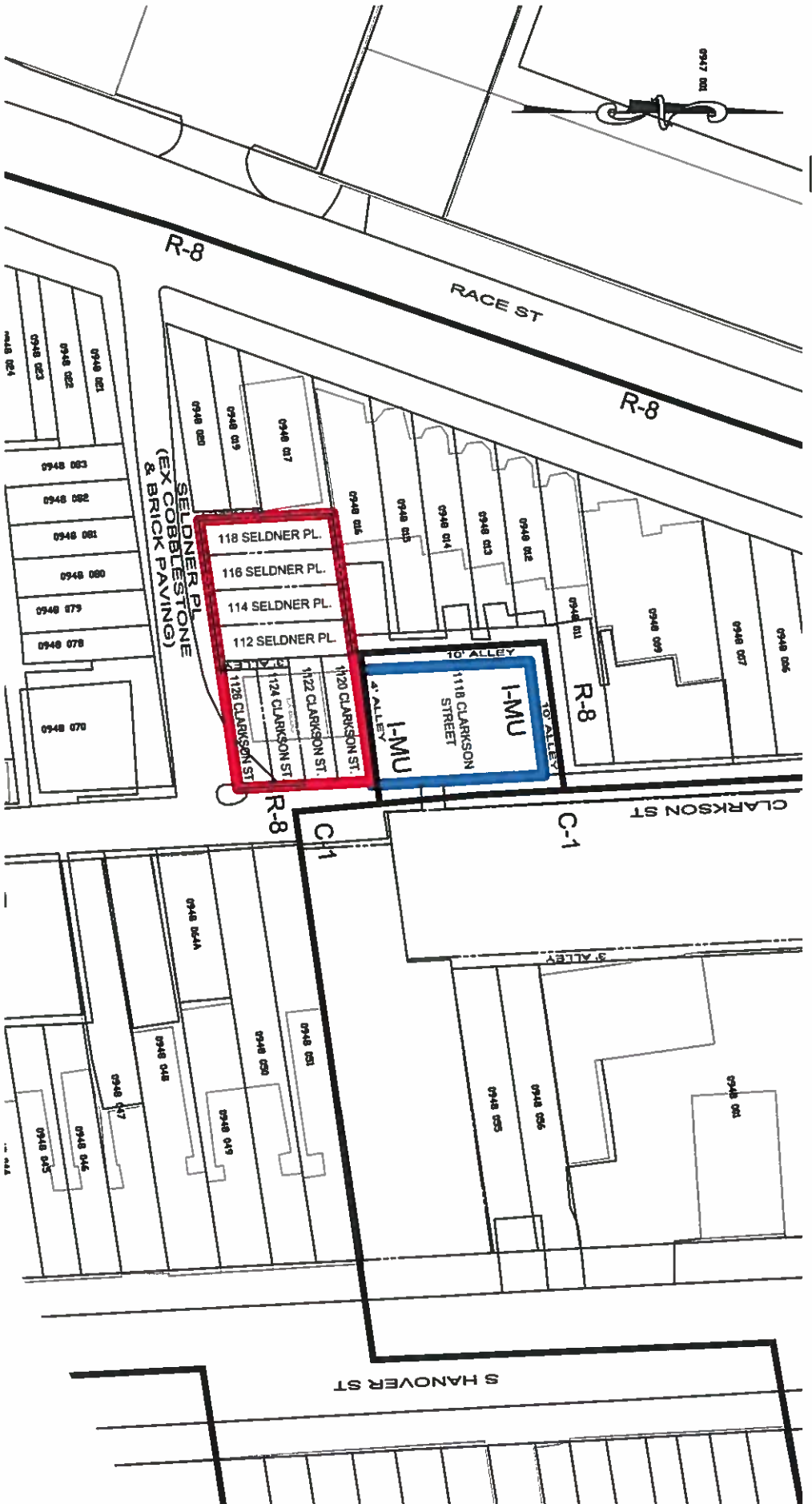
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SHEET NO. 65 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



WARD - 23 SECTION - 5
 BLOCK - 948 LOTS 65 - 69 & 74-77

SCALE: 1" = 50'

NOTE:
 IN CONNECTION WITH THE PROPERTY KNOWN AS NO. 1118 CLARKSSON ST. THE APPLICANT WISHES TO REQUEST THE ZONING CHANGE OF THE AFOREMENTIONED PROPERTY FROM I-MU ZONING TO C-1 ZONING, AS OUTLINED IN BLUE ABOVE.
 TOTAL AREA TO BE REZONED: 0.052 ACRES, MORE OR LESS.

IN CONNECTION WITH THE PROPERTY KNOWN AS NO. 1120 - 1126 CLARKSSON ST. AND NO. 112 - 118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE ZONING CHANGE OF THE AFOREMENTIONED PROPERTIES FROM R-8 ZONING TO C-1 ZONING, AS OUTLINED IN RED ABOVE.
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MAYOR

PRESIDENT CITY COUNCIL

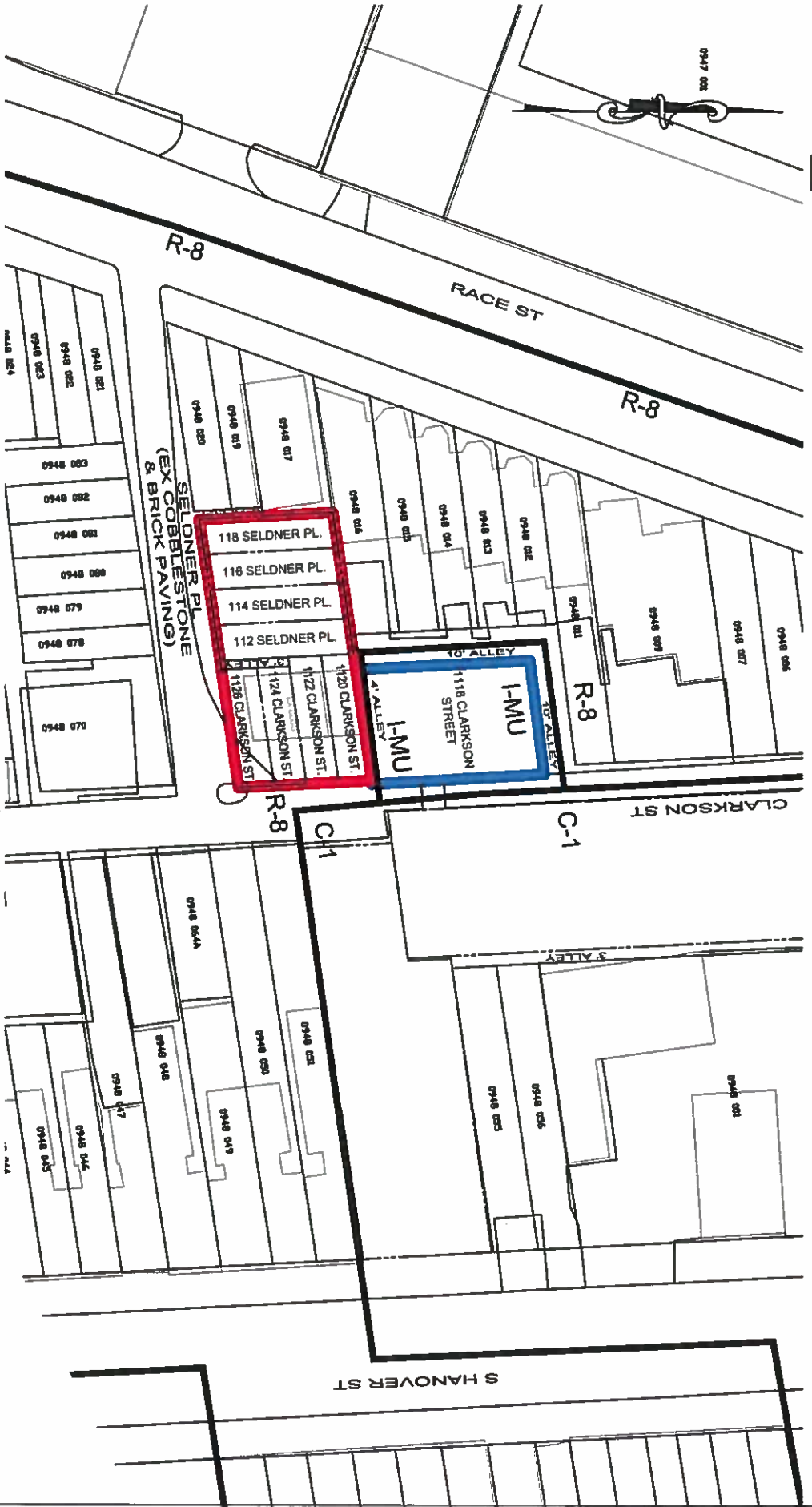
Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G
 Baltimore, Maryland 21209
 Telephone: (410) 653-3838
 Facsimile: (410) 653-7953



SHEET NO. 65 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



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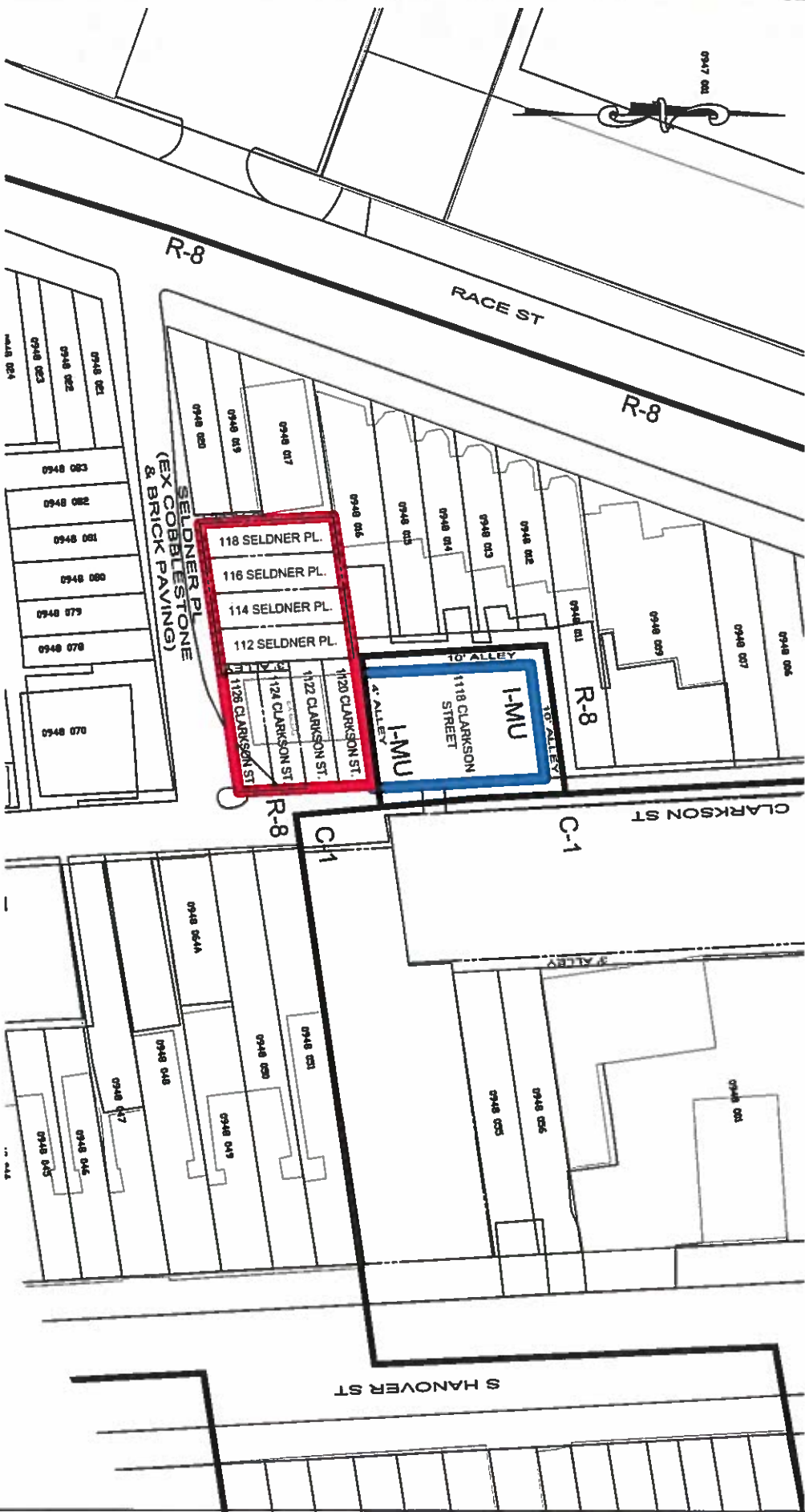
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NOTE:
 IN CONNECTION WITH THE PROPERTY KNOWN AS
 NO. 1118 CLARKSSON ST. THE APPLICANT WISHES TO REQUEST THE ZONING CHANGE OF
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 TOTAL AREA TO BE REZONED: 0.052 ACRES, MORE OR LESS.

IN CONNECTION WITH THE PROPERTY KNOWN AS NO. 1120-1126 CLARKSSON ST. AND
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WARD - 23 SECTION - 5
 BLOCK - 948 LOTS 65 - 69 & 74-77

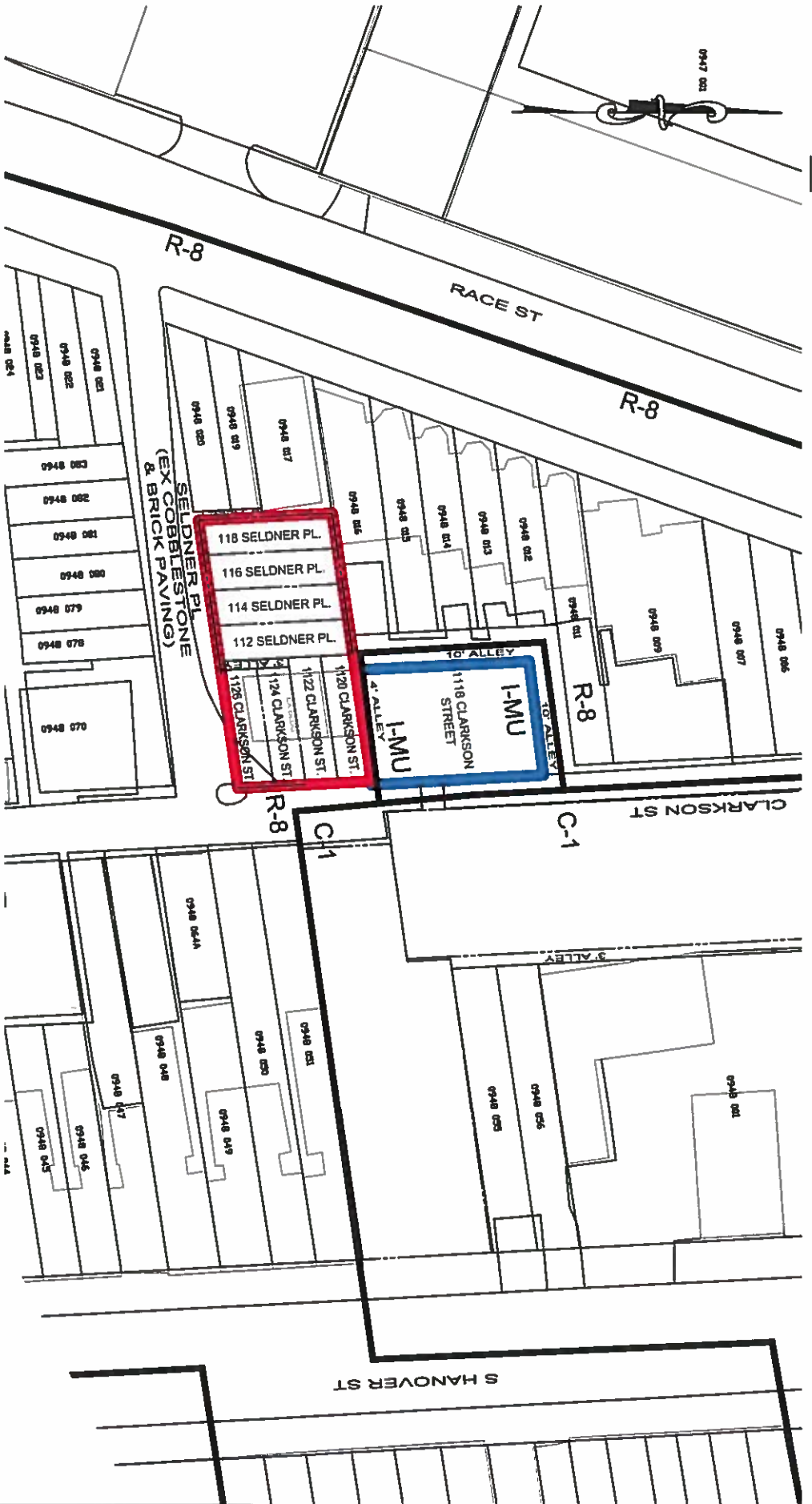
SCALE: 1" = 50'

MAYOR

PRESIDENT CITY COUNCIL

Colbert Matz Rosenfelt, Inc.
 Engineers * Surveyors * Planners
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 Baltimore, Maryland 21209
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SHEET NO. 65 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



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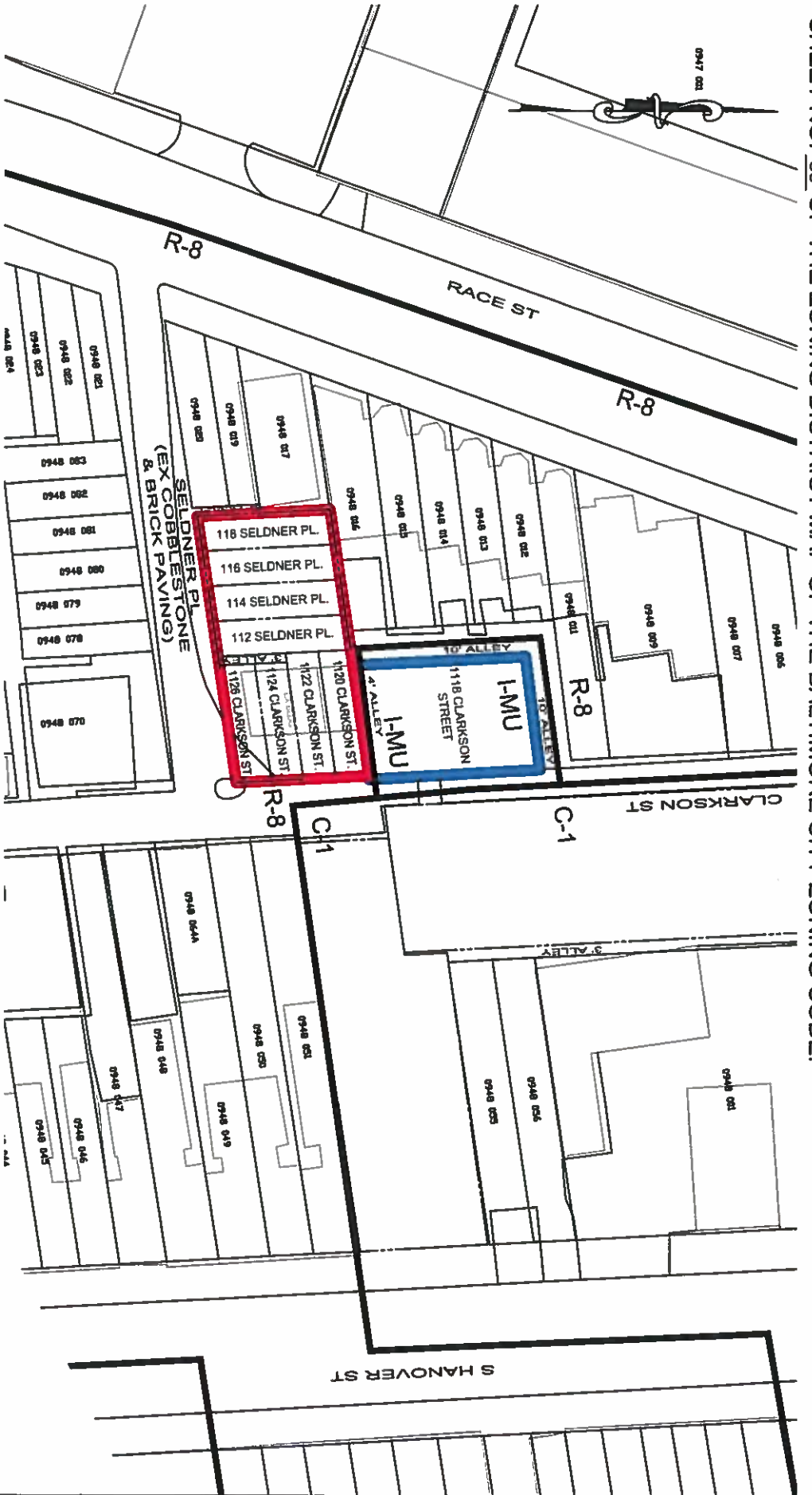
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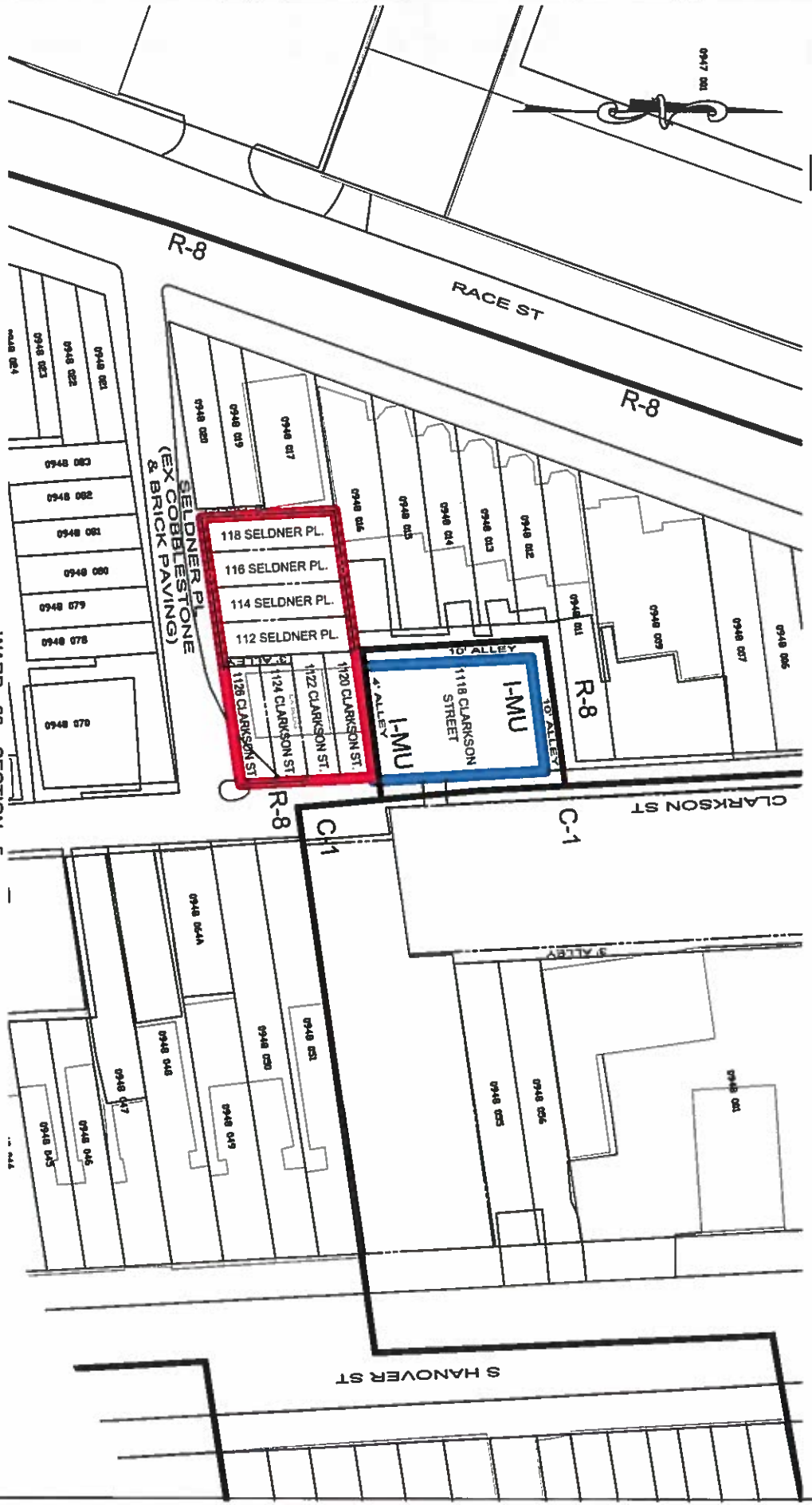
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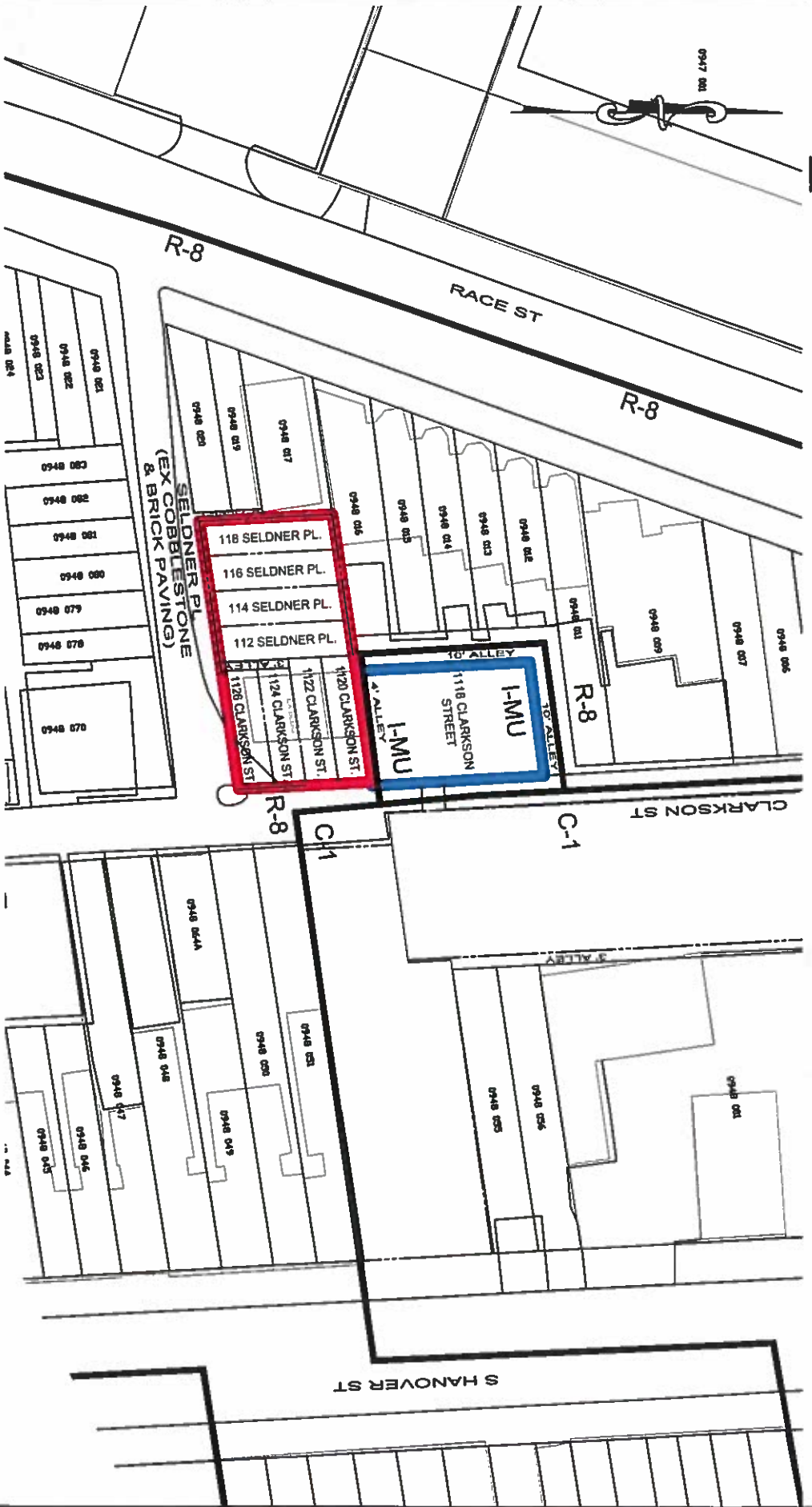
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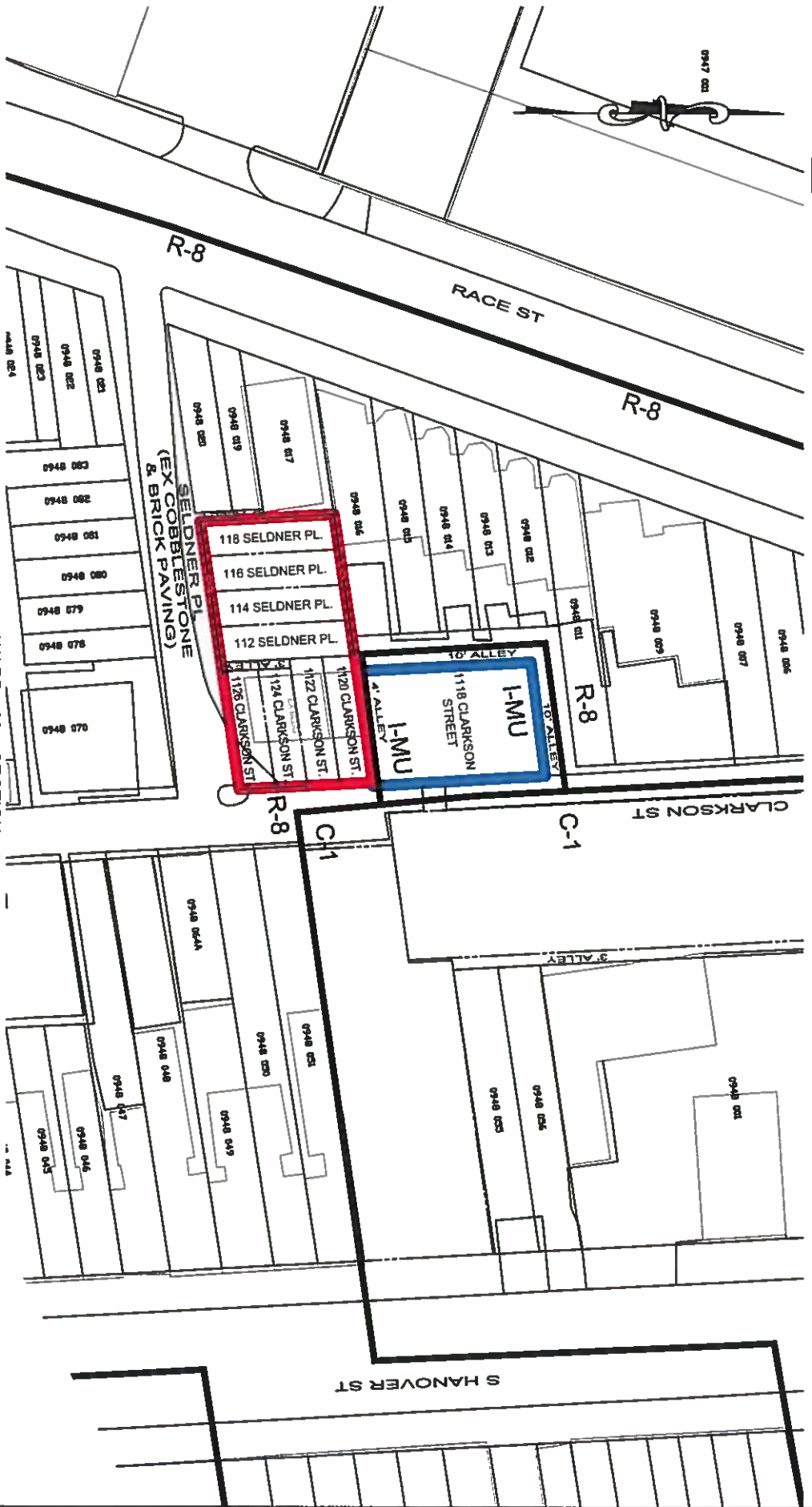
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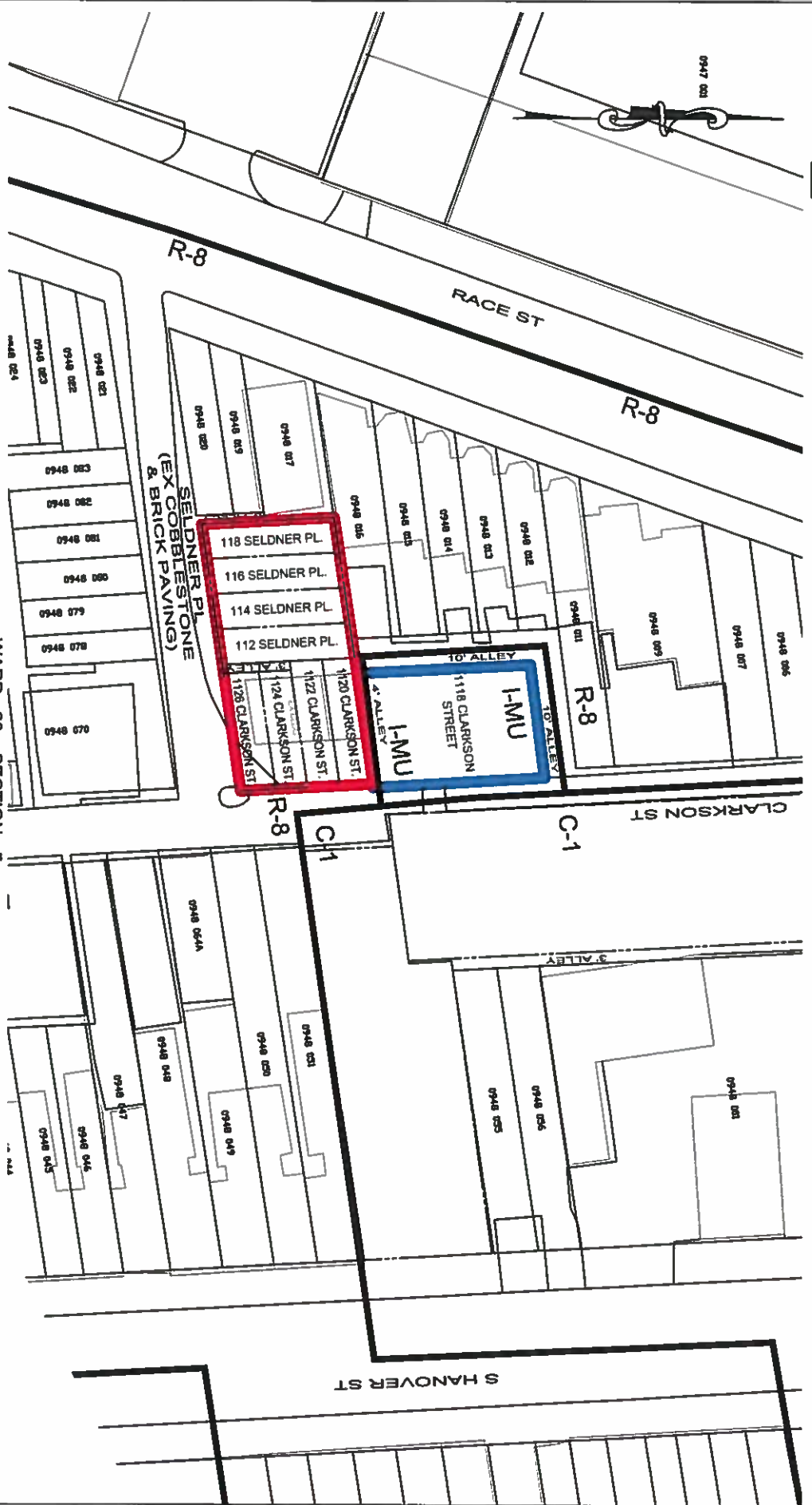
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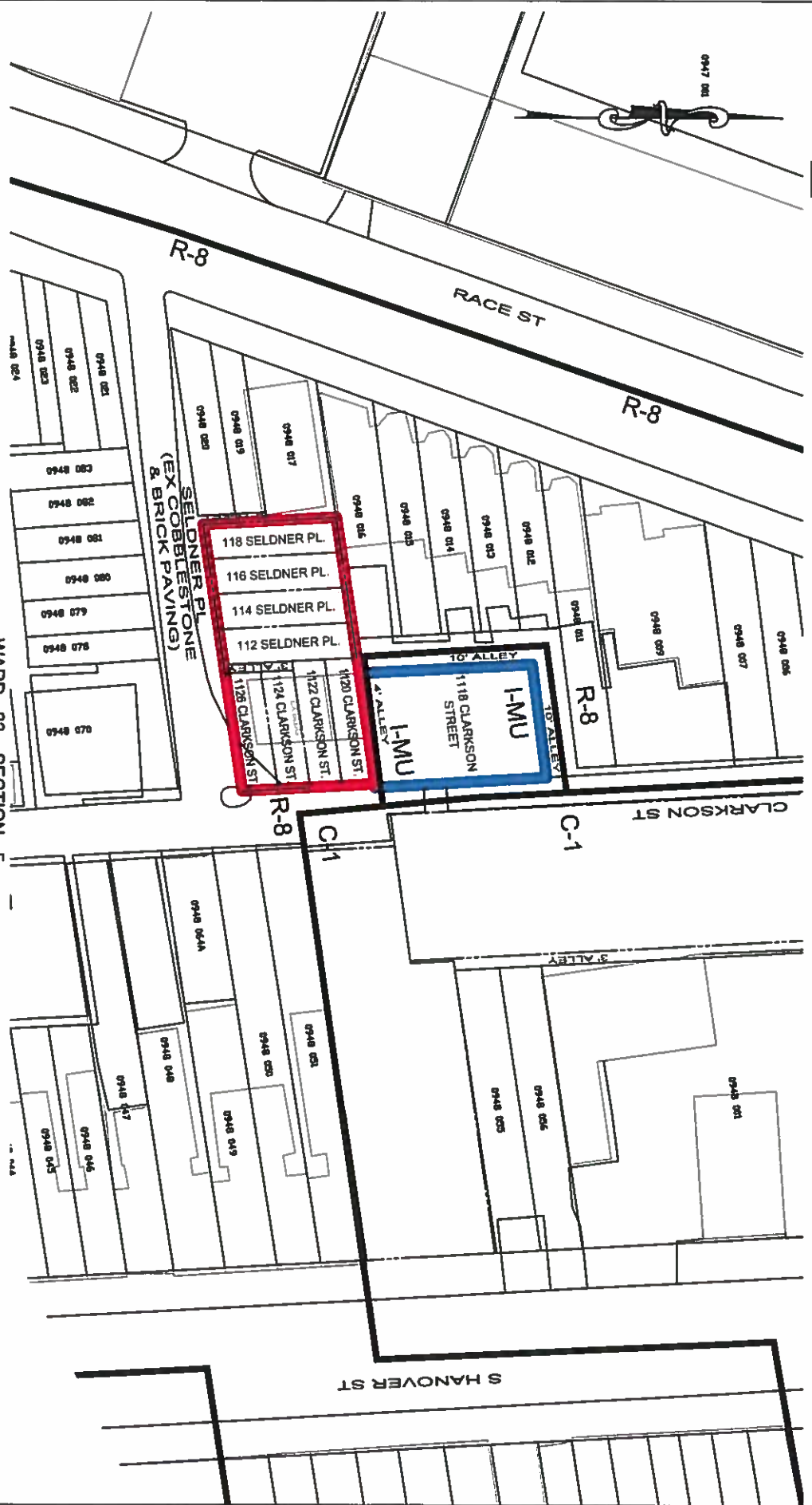
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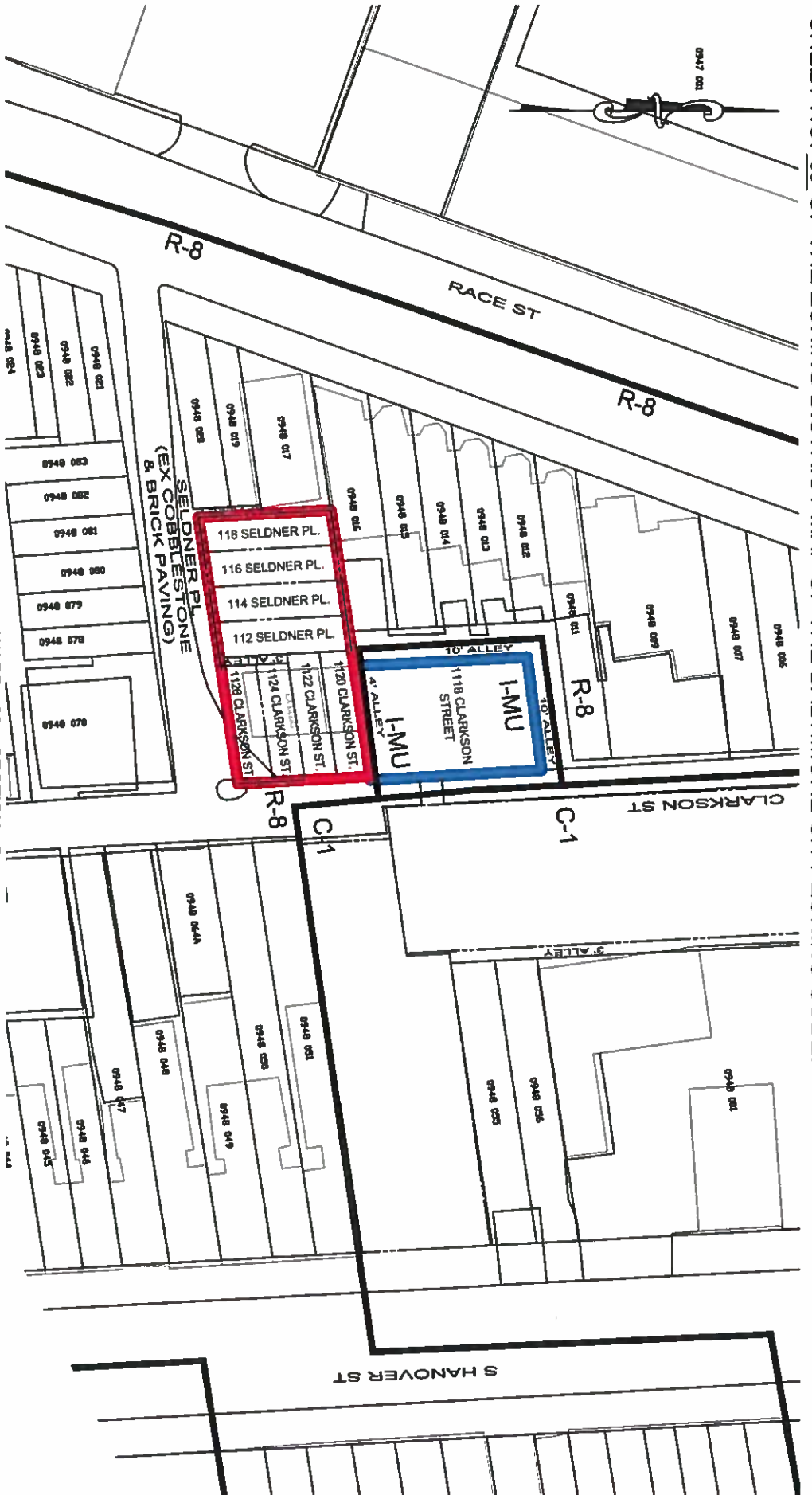
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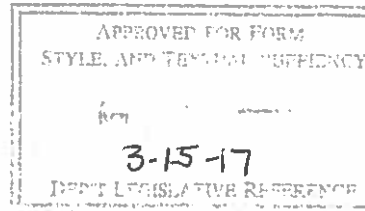
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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL 17-0043

Introduced by: Councilmember Costello
At the request of: 37 West Cross Street, LLC
Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202
Telephone: 410-385-5328

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 1118, 1120, 1122, 1124, and 1126 Clarkson Street and
112, 114, 116, and 118 Seldner Place

LVT
Law
BMZA
Planning com
HCD
BOC
OOT

FOR the purpose of changing the zoning for the properties known as 1120, 1122, 1124, and 1126
Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118
Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the
accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; changing the
zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in
blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District;
and providing for a special effective date.

BY amending

- Article - Zoning
- Zoning Map
- Sheet(s) 65
- Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That
Sheet 65 of the Zoning District Map is amended by changing from the R-8 Zoning District to the
C-1 Zoning District the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block
948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948,
Lots 74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this
Ordinance; and changing from the I-MU Zoning District to the C-1 Zoning District the property
known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the plat
accompanying this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the
accompanying plat and in order to give notice to the agencies that administer the City Zoning
Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on (i) the date on which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is enacted.