

CITY OF BALTIMORE

SHEILA DIXON, Mayor



DEPARTMENT OF LAW

GEORGE A. NILSON, City Solicitor
101 City Hall
Baltimore, Maryland 21202

November 26, 2008

The Honorable President and Members
of the Baltimore City Council
Attn: Karen Randle, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 08-0027 – Planned Unit Development – Tide Point

Dear Madame President and City Council Members:

The Law Department has reviewed City Council Bill 08-0027 for form and legal sufficiency. The bill would repeal Ordinance 99-502, which is the Whetstone Point Planned Unit Development (“PUD”), and approve the application and Development Plan of Hull Point, LLC, Tide Point Mezzanine Holding, LLC, and Nicholson Street, LLC to designate the properties known as Block 2024, Lot 6A, 1000-1050 Hull Street, 1450 Beason Street, 1100 Haubert Street, 1134 Hull Street, 1116 Hull Street, and 1113 Hull Street, consisting of about 24.647 acres, as a Business PUD. The Law Department has also reviewed the amendments recommended by the Planning Commission and has the following recommendations:

Recommendation No. 1

Sections 11, 12, and 13 of the Planning Commission’s amendments are already contained in the bill and should therefore be deleted.

Recommendation No. 2

On pages 6-7 of the Planning Commission report, the following lines should be deleted:

- “convalescent, nursing, and rest homes;”
- “foster homes for children;”
- “homes for the care and custody of non-bedridden alcoholics or homeless persons;”

The bill is consistent with Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code, which provide general and specific requirements for Business Planned Unit Developments. Subject to the recommendations above, the Law Department approves Council Bill 08-0027 for form and legal sufficiency.

Sincerely,

Deepa Bhattacharyya
Assistant Solicitor



cc: The Honorable Edward Reisinger
George Nilson, City Solicitor
Angela C. Gibson, Mayor's Legislative Liaison
Elena DiPietro, Assistant Solicitor
Hilary Ruley, Assistant Solicitor
Ashlea Brown, Assistant Solicitor
Ken Hranicky, Planning