

Introduced by: Councilmember Pinkett

At the request of: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC
Address: c/o Alfred W. Barry, III, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland
21202
Telephone: 410-547-6900

Prepared by: Department of Legislative Reference

Date: October 25, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

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

CITY COUNCIL 17-0158

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 1770 and 1780 Union Avenue

FOR the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

BY amending

Article 32 - Zoning
Zoning District Map
Sheet 24
Baltimore City Revised Code
(Edition 2000)



****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: _____
- 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: _____
- 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: _____
- 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: _____
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- Other: _____
- Other: _____
- Other: _____
- Environmental Control Board
- Fire & Police Employees' Retirement System
- Labor Commissioner
- Parking Authority Board
- Planning Commission
- Wage Commission
- Other: _____
- Other: _____
- Other: _____
- Other: _____
- Other: _____
- Other: _____

Boards and Commissions

CITY OF BALTIMORE
ORDINANCE **18-123**
Council Bill 17-0158

Introduced by: Councilmember Pinkett

At the request of: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC

Address: c/o Alfred W. Barry, III, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland
21202

Telephone: 410-547-6900

Introduced and read first time: October 30, 2017

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: March 12, 2018

AN ORDINANCE CONCERNING

Rezoning – 1770 and 1780 Union Avenue

FOR the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

BY amending

Article 32 - Zoning

Zoning District Map

Sheet 24

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 24 of the Zoning District Map is amended by changing from the I-2 Zoning District to the I-MU Zoning District the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red 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; 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.

EXPLANATION: CAPITALS indicate matter added to existing law.

[Brackets] indicate matter deleted from existing law.

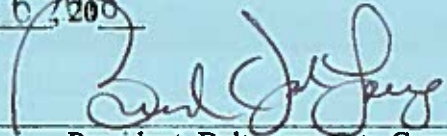
Underlining indicates matter added to the bill by amendment.

~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 17-0158

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

Certified as duly passed this _____ day of MAR 26 2018



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAR 26 2018



Chief Clerk

Approved this 27 day of March, 2018



Mayor, Baltimore City

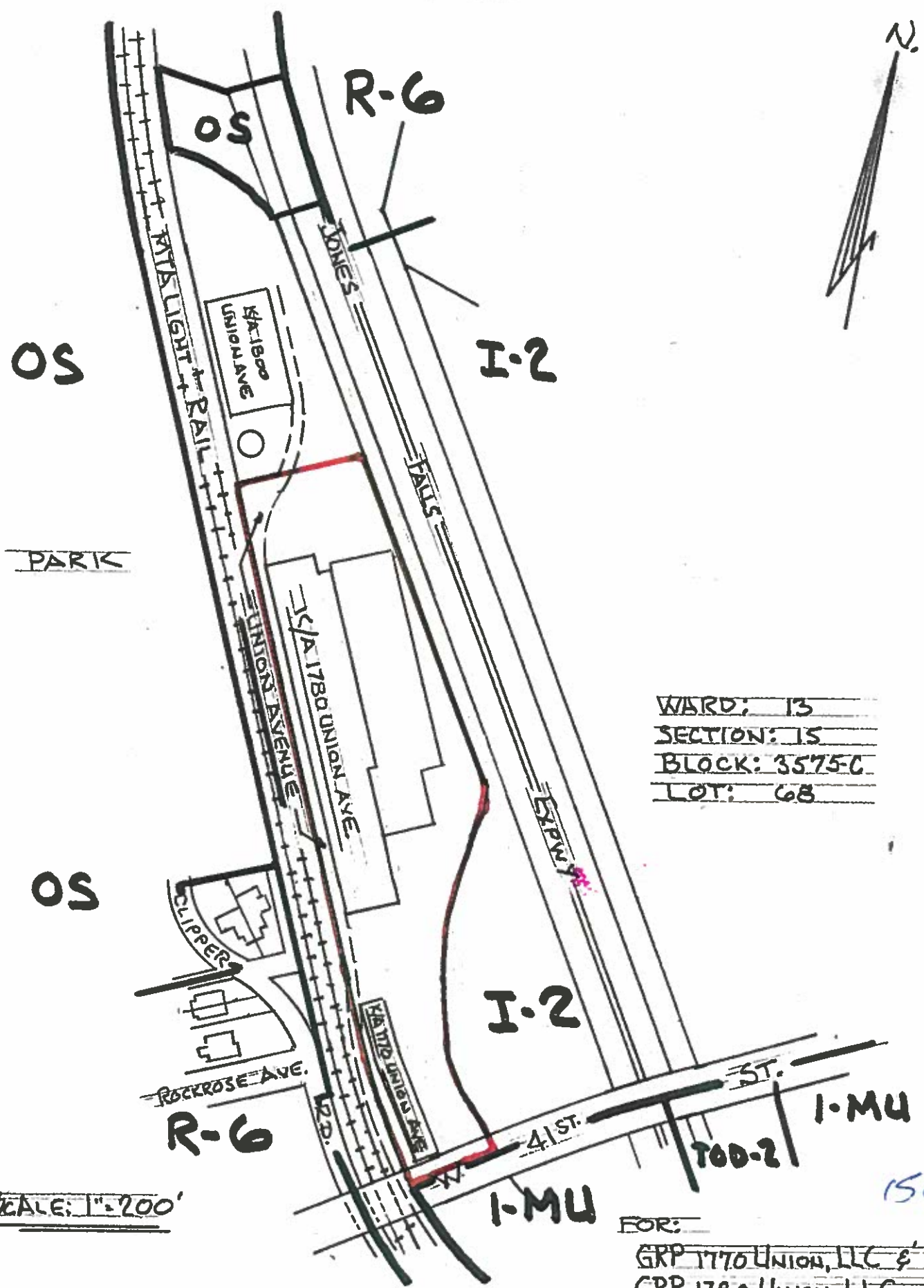
Approved For Form and Legal Sufficiency

This 27th Day of March 2018



Chief Solicitor

SHEET NO. 24 OF THE ZONING DISTRICT MAPS OF ARTICLE 30 OF THE BALTIMORE CITY CODE, 1966 EDITION, AS AMENDED BY ORDINANCE NUMBERS 16-581 AND 17-015 AS APPROVED.



WARD: 13
 SECTION: 15
 BLOCK: 3575-C
 LOT: 68

SCALE: 1" = 200'

AREA OUTLINED IN RED TO BE CHANGED
 FROM: THE I-2 ZONING DISTRICT
 TO: THE I-MU ZONING DISTRICT

FOR:
 GRP 1770 UNION, LLC &
 GRP 1780 UNION, LLC
 1780 UNION AVE
 BALTIMORE, MD 21211

Cathryn E. Pugh
 MAYOR

Brenda J. Day
 PRESIDENT CITY COUNCIL

158

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO Sections 10-304 and 10-305 of the Maryland Land Use Article and Section 5-508 of the Baltimore City Code, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING THE REZONING OF:

CITY COUNCIL BILL NO: 17-0158 REZONING – 1770 AND 1780 UNION AVENUE

Upon finding as follows with regard to:

ADOPTED

- (1) Population changes;

There are no significant changes which have occurred since adoption of the current zoning map or Zoning Code.

- (2) The availability of public facilities;

Public facilities are and are expected to remain adequate for current and future uses of the subject property.

- (3) Present and future transportation patterns;

No changes are expected in transportation patterns in the immediate vicinity of the subject property.

- (4) Compatibility with existing and proposed development for the area;

The rezoning would reinforce redevelopment trends in the Jones Falls Valley that have continued for several decades.

- (5) The recommendations of the City agencies and officials, including the Baltimore City Planning Commission and the Board of Municipal and Zoning Appeals;

For the above reasons, the Planning Department is recommending approval of the rezoning request to the Planning Commission. The BMZA will comment separately on this bill.

- (6) The proposed amendment's relationship to and consistency with the City's Comprehensive Master Plan.

The proposed amendment will support the Plan goal of retaining and attracting businesses in all growth sectors by expanding the industrial mixed-use district in which a wider variety of businesses than allowed under the current I-2 zoning can locate.

- (7) Existing uses of property within the general area of the property in question;
- (8) The zoning classification of other property within the general area of the property in question;
- (9) The suitability of the property in question for the uses permitted under its existing zoning classification;
- (10) The trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present classification;
- (11) For a rezoning based on a SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, the following facts establish the substantial change since the time of the last comprehensive rezoning:
- (12) For a rezoning based on a MISTAKE in the existing zoning classification, the following facts establish that at the time of the last comprehensive zoning the Council failed to consider then existing facts, or projects or trends which were reasonably foreseeable and/or that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect:

It is the determination of Planning staff that a mistake was made in classifying the subject property I-2, and that rezoning it I-MU would be appropriate as a way to encourage and facilitate its productive reuse and employment potential.

SOURCE OF FINDINGS (Check all that apply):

- Planning Report – The findings listed above have been transferred from the Department of Planning's report dated 01/12/18.
- Testimony presented at the Committee hearing


Oral – Witness Name:

Eric Tiso, Department of Planning

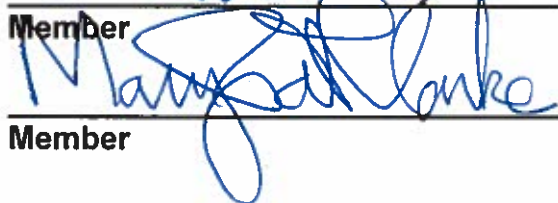
Written – Submitted by:

Department of Planning Staff Report – Dated January 11, 2018
Planning Commission, Agency Report – Dated January 12, 2018


LAND USE AND TRANSPORTATION COMMITTEE:


Chairman


Member


Member

Member


Member


Member

Member

Member

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0158 / REZONING – 1770 AND 1780 UNION AVENUE

CITY of
BALTIMORE
MEMO



DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

January 12, 2018

At its regular meeting of January 11, 2018, the Planning Commission considered City Council Bill #17-0158, for the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #17-0158 and adopted the following resolution nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0158 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso in the Land Use and Urban Design Division at 410-396-8358.

TJS/ewt

Attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Valorie LaCour, DOT
Ms. Natawna Austin, Council Services
Mr. Al Barry



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

January 11, 2018

REQUEST: City Council Bill #17-0158/ Rezoning – 1770 and 1780 Union Avenue:

For the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

RECOMMENDATION: Approval

STAFF: Eric Tiso, AICP

PETITIONER(S): GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC, c/o Al Barry

OWNER: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave

SITE/GENERAL AREA

Site Conditions: The buildings known as 1770 and 1780 Union Avenue are a part of a larger parcel addressed as 1810 Union Avenue. This property is uniquely located, in that it is bounded by the Jones Falls on the east and north, and railroad tracks on the west, which means access is only from Union Avenue as a one-way in and out road connecting to Clipper Road. The site is currently improved with three large industrial buildings of varying size, and is now zoned I-2 (previously M-2-1 under the former zoning code).

General Area: This property is located on the eastern edge of the Woodberry neighborhood, though it is physically isolated from the rest of the neighborhood. In total, the neighborhood has a wide mix of uses, including residential, industrial, Planned Unit Developments (PUDs), and commercial (including TV hill).

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan, Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors, including strategies of: Creating an industrial mixed-use zoning district, and Creating a light industrial mixed-use zoning district.

ANALYSIS

The Industrial Mixed-Use (I-MU) zoning district was created with the new Article 32 – *Zoning* because of a need for additional types of industrial districts that would meet a broader spectrum of needs for the industrial users, and also to allow for the reuse of existing buildings that would otherwise be demolished rather than reused. Among these new districts is the Industrial- Mixed-use (I-MU) category. That new zoning district was applied in a variety of areas around the City, including immediately to the south of this site, on the other side of the 41st Street bridge, as well as on the opposite side of the Jones Falls to the east. City Council Bill #17-0103 proposed that 1700 West 41st Street, which is across the Jones Falls, directly to the east of this site, also be rezoned to I-MU from the I-2 district. That bill is still in review by the City Council, and was recommended for approval by the Planning Commission in its meeting of August 27, 2017. Functionally, this bill will enlarge an existing I-MU zoning district around the Jones Falls/ 41st Street node by adding this property with three industrial buildings that could be used for a variety of business or industrial options, while remaining geographically separated from nearby residential communities by the combination of the Jones Falls and the railroad tracks.

Below are the approval standards under §5-508(b) of Article 32 – *Zoning* for proposed zoning map amendments:

(b) Map amendments.

(1) Required findings.

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

- (i) a substantial change in the character of the neighborhood where the property is located; or
- (ii) a mistake in the existing zoning classification.

(2) Required findings of fact.

In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:

- (i) population changes;
- (ii) the availability of public facilities;
- (iii) present and future transportation patterns;
- (iv) compatibility with existing and proposed development for the area;
- (v) the recommendations of the City agencies and officials; and
- (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.

(3) Additional standards – General

Additional standards that must be considered for map amendments are:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

Below is the staff's review of the required considerations of §5-508(b)(3) of Article 32 – *Zoning*, where staff finds that this change is in the public's interest, in that it will provide expanded options for re-use of these buildings.

Maryland Land Use Code – Requirements for Rezoning:

The Maryland Land Use Code requires the Planning Commission to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* Md. LAND USE Code Ann. 2012, §10-305). In reviewing this request, the staff finds that:

1. **The Plan:** The proposed rezoning would support the Plan's goal of retaining and attracting businesses in growth sectors by expanding the Industrial Mixed-Use zoning district created expressly for that purpose.
2. **The needs of Baltimore City:** Addition of this property and its large existing readily adaptable commercial-industrial buildings to a zoning district which allows a wider variety of commercial and industrial uses in turn encourages a wider variety of employers to locate there, resulting in job retention and creation that can directly benefit Baltimore residents.
3. **The needs of the particular neighborhood:** This property is not in a residential neighborhood, but rather is an isolated strip of land that is part of a large but narrow stream valley commercial-industrial area reaching from the northern City limit southward to North Avenue. Treating the Jones Falls Valley floor as a neighborhood, this rezoning would strengthen it by expanding opportunities for new and adaptive reuse of older commercial and industrial structures in it.

Similarly, the Land Use article requires the City Council to make findings of fact (*cf.* Md. LAND USE Code Ann. 2012, §10-304). The findings of fact include:

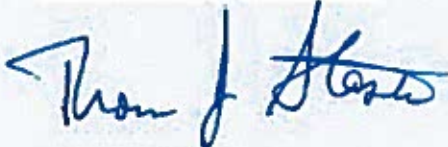
1. **Population changes;** There are no significant changes which have occurred since adoption of the current zoning map or Zoning Code.
2. **The availability of public facilities;** Public facilities are and are expected to remain adequate for current and future uses of the subject property.
3. **Present and future transportation patterns;** No changes are expected in transportation patterns in the immediate vicinity of the subject property.
4. **Compatibility with existing and proposed development for the area;** The rezoning would reinforce redevelopment trends in the Jones Falls Valley that have continued for several decades.
5. **The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department is recommending approval of the rezoning request to the Planning Commission. The BMZA will comment separately on this bill.
6. **The relation of the proposed amendment to the City's plan.** The proposed amendment will support the Plan goal of retaining and attracting businesses in all growth sectors by expanding the industrial mixed-use district in which a wider variety of businesses than allowed under the current I-2 zoning can locate.

Per §5-508(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification. It is the determination of Planning staff that a mistake was made in classifying the subject property I-2, and that rezoning it I-MU would be appropriate as a way to encourage and facilitate its productive reuse and employment potential.

Background: These properties already have a variety of committed tenants, which include:

1. Sharebaby – a non-profit organization that will use 9,542 sqft of space for storage and distribution of diapers to local families in need. They've grown tremendously in the past two years and are now contributing over 250,000 diapers to babies in need every year.
2. Maryland Book Bank – will use 9,000 sqft of space for both warehousing and storage as well as retail sales of the books as part of the Baltimore Warehouse Collaborative. That organization, which is a first in its kind, is a non-profit collaborative that provides local organizations the space and warehousing needed to service Baltimore City. This will be an improvement for them after working for years in a dimly lit warehouse with no restrooms.
3. Bedtime in a Box – this group is also part of the Baltimore Warehouse Collaborative that provides all necessary items for the bedtime routine to children in Baltimore City, whose families cannot afford these items. Using 5,000 sqft, they will also have retail sales here.
4. Leveling the Playing Field – this group is also part of the Baltimore Warehouse Collaborative, that supplies sports equipment to under-privileged Baltimore City children. They will use 4,000 sqft and will have a retail sales component.
5. Anything Wood and Metal – A manufacturer of different items using wood and metal (restaurant furniture, etc.). They will occupy 15,045 sqft.
6. Section I – an art co-operative group that is already occupying 18,000 sqft in the basement and have committed to taking an additional 4,700 sqft for additional arts programs.

Notification: The Woodberry Community Association and three adjacent property owners have been notified of this action.



Thomas J. Stosur
Director

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: February 28, 2018

BILL#: 17-0158

BILL TITLE: Ordinance - Rezoning - 1770 AND 1780 Union Avenue

MOTION BY: Pinkett SECONDED BY: Costello

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>			
Stokes, Robert	<input checked="" type="checkbox"/>			
TOTALS	<u>7</u>			

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5448169

Sold To:

Ab Associates - CU00294545
201 E Baltimore St Ste 1150
Baltimore, MD 21202

Bill To:

Ab Associates - CU00294545
201 E Baltimore St Ste 1150
Baltimore, MD 21202

Was published in "The Baltimore Sun", "Daily", a newspaper printed and published in Baltimore City on the following dates:

Feb 13, 2018

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

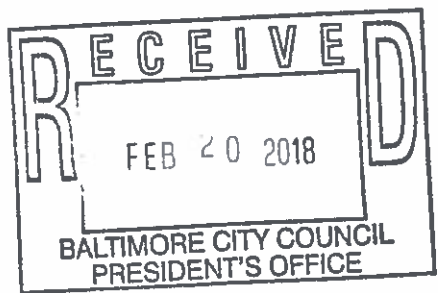
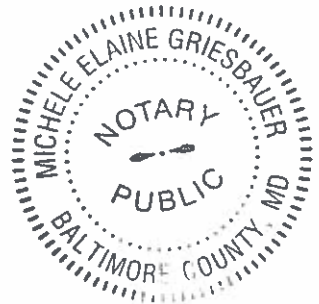
Subscribed and sworn to before me this 16 day of Feb 2018,

By _____

Michele Elaine

Notary Public

My commission expires 10/5/19



BALTIMORE CITY COUNCIL
PUBLIC HEARING ON
BILL NO. 17-0158
The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 28, 2018 at 1:05 P.M. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0158.
CC 17-0158 ORDINANCE - Rezoning - 1770 and 1780 Union Avenue - FOR the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the F-2 Zoning District to the F-MU Zoning District.
By amending
Article 32 - Zoning
Zoning District Map
Sheet 24
Baltimore City Revised Code (Edition 2000)
APPLICANT: Alfred W. Barry, III
NOTE: This bill is subject to amendment by the Baltimore City Council.
EDWARD REISINGER
Chairman



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Handwritten text, possibly a signature or name, located in the lower center of the page.

CERTIFICATE OF POSTING

RE: Case No. CCB 17-0158

Date of Hearing 2/28/18

**Baltimore City Council
c/o Natawna B. Austin
Room 409 – City Hall
100 N. Holliday Street
Baltimore, Md. 21202**

This letter is to certify that the necessary sign(s) were posted conspicuously on the property located at _____

1770 & 1780 Union Avenue

on 1/29/18

Sincerely,

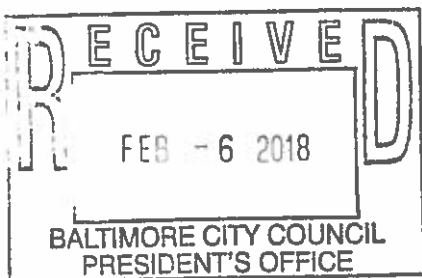


Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

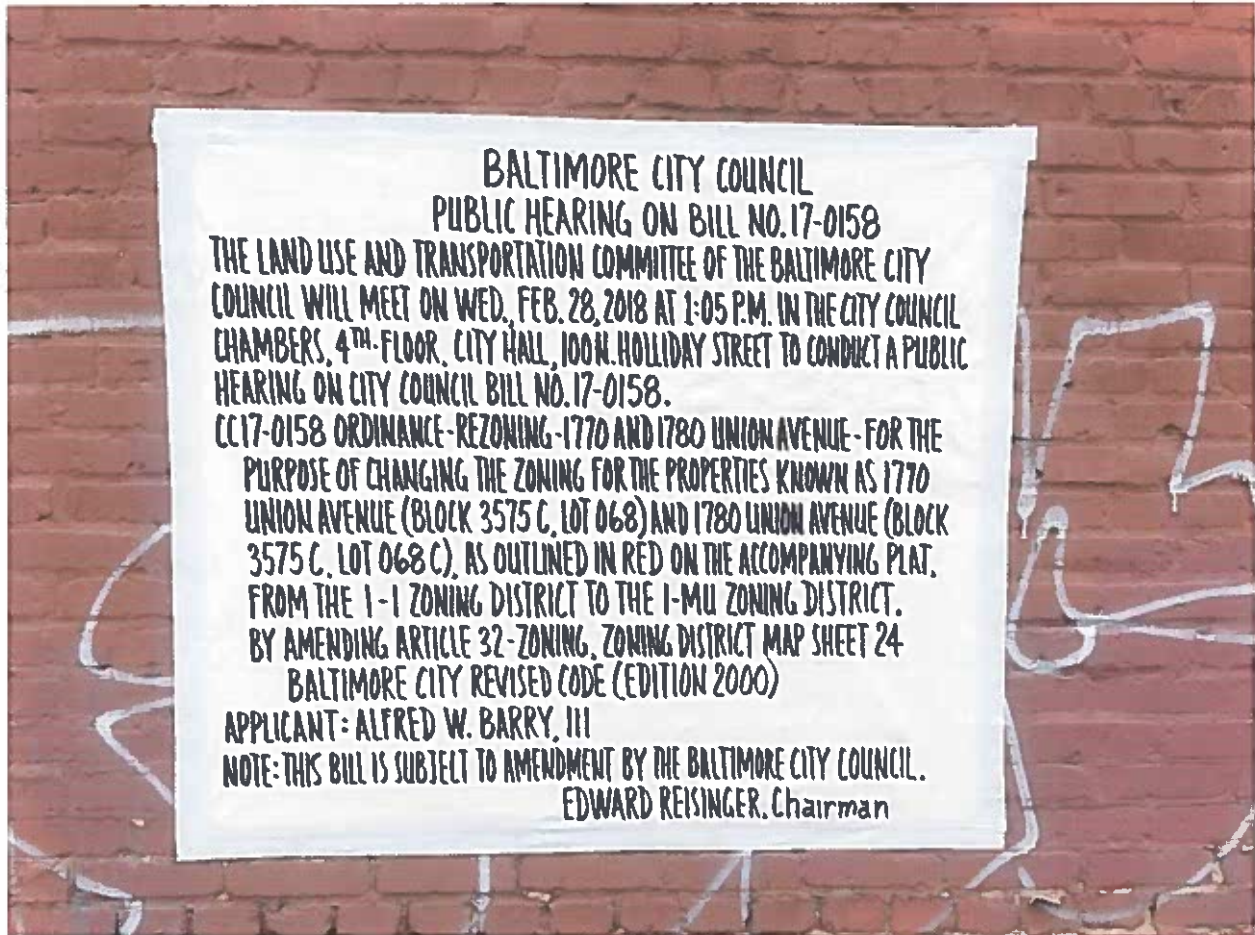


Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 17-0158



1770 & 1780 Union Avenue

Posted 1/29/18

 1/29/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

TO: Alfred W. Barry, III
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council
DATE: January 24, 2018
RE: NOTICE TO APPLICANT AND INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR MAP AND TEXT AMENDMENTS; PUDs

You are hereby notified that the Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 17-0158
Date: Wednesday, February 28, 2018
Time: 1:05 P.M.
Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing must be provided in accordance with Article 32. Zoning § 5-601:

- 1) Notice must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing, in accordance with Article 32. Zoning § 5-601.
- 2) Notice of map amendments and PUD's must be posted on the property or properties involved 30 days prior to date of hearing in accordance with Article 32. Zoning § 5-601. The posted notice(s) must be at least 4 feet by 3 feet in size and be posted at a prominent location.
- 3) Notice of map amendments and PUD's must be provided by first-class mailing of a written notice to each person who appears on the tax records of the City as an owner of the property to be rezoned 15 days prior to the date of the hearing, in accordance with Article 32. Zoning § 5-601. This letter serves as notice to the applicant/property owner. If the applicant is not the property owner, the applicant must provide the required notice to the property owner(s).

Please note that ALL of these requirements MUST be met in order for your hearing to proceed as scheduled.

Newspaper Advertisement

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Sun, or the Afro-American.

Wording for Sign, Newspaper Advertisement, and Written Notice:

The information that must be advertised appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the written notice, sign posting on the property, and publication of the newspaper advertisements, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND PROVIDED TO PROPERTY OWNERS ON TUESDAY, FEBRUARY 13, 2018 AND A SIGN MUST BE POSTED ON THE PROPERTY ON MONDAY, JANUARY 29, 2018 AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL

PUBLIC HEARING ON BILL NO. 17-0158

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 28, 2018 at 1:05 P.M in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0158.

CC 17-0158 ORDINANCE - Rezoning - 1770 and 1780 Union Avenue - For the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

By amending

Article 32 - Zoning
Zoning District Map
Sheet 24
Baltimore City Revised Code
(Edition 2000)

APPLICANT: Alfred W. Barry, III

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chairman


SEND CERTIFICATION OF PUBLICATION TO:

Natawna B. Austin
Baltimore City Council
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202
410-396-1697

SEND BILL FOR THIS ADVERTISEMENT TO:

Alfred W. Barry, III
201 East Baltimore Street, Suite 1150
Baltimore, MD 21202
410-547-6900

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0158 / REZONING - 1770 AND 1780 UNION AVENUE		

DATE:

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

January 12, 2018

At its regular meeting of January 11, 2018, the Planning Commission considered City Council Bill #17-0158, for the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #17-0158 and adopted the following resolution nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0158 be passed by the City Council.

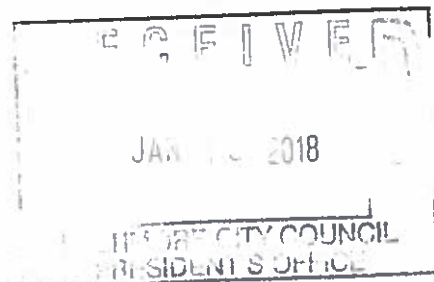
If you have any questions, please contact Mr. Eric Tiso in the Land Use and Urban Design Division at 410-396-8358.

TJS/ewt

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Kyron Banks, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Valorie LaCour, DOT
 Ms. Natawna Austin, Council Services
 Mr. Al Barry

F





Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

January 11, 2018

REQUEST: City Council Bill #17-0158/ Rezoning – 1770 and 1780 Union Avenue:

For the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

RECOMMENDATION: Approval

STAFF: Eric Tiso, AICP

PETITIONER(S): GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC, c/o Al Barry

OWNER: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave

SITE/GENERAL AREA

Site Conditions: The buildings known as 1770 and 1780 Union Avenue are a part of a larger parcel addressed as 1810 Union Avenue. This property is uniquely located, in that it is bounded by the Jones Falls on the east and north, and railroad tracks on the west, which means access is only from Union Avenue as a one-way in and out road connecting to Clipper Road. The site is currently improved with three large industrial buildings of varying size, and is now zoned I-2 (previously M-2-1 under the former zoning code).

General Area: This property is located on the eastern edge of the Woodberry neighborhood, though it is physically isolated from the rest of the neighborhood. In total, the neighborhood has a wide mix of uses, including residential, industrial, Planned Unit Developments (PUDs), and commercial (including TV hill).

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan, Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors, including strategies of: Creating an industrial mixed-use zoning district, and Creating a light industrial mixed-use zoning district.

ANALYSIS

The Industrial Mixed-Use (I-MU) zoning district was created with the new Article 32 – *Zoning* because of a need for additional types of industrial districts that would meet a broader spectrum of needs for the industrial users, and also to allow for the reuse of existing buildings that would otherwise be demolished rather than reused. Among these new districts is the Industrial- Mixed-use (I-MU) category. That new zoning district was applied in a variety of areas around the City, including immediately to the south of this site, on the other side of the 41st Street bridge, as well as on the opposite side of the Jones Falls to the east. City Council Bill #17-0103 proposed that 1700 West 41st Street, which is across the Jones Falls, directly to the east of this site, also be rezoned to I-MU from the I-2 district. That bill is still in review by the City Council, and was recommended for approval by the Planning Commission in its meeting of August 27, 2017. Functionally, this bill will enlarge an existing I-MU zoning district around the Jones Falls/ 41st Street node by adding this property with three industrial buildings that could be used for a variety of business or industrial options, while remaining geographically separated from nearby residential communities by the combination of the Jones Falls and the railroad tracks.

Below are the approval standards under §5-508(b) of Article 32 – *Zoning* for proposed zoning map amendments:

(b) Map amendments.

(1) Required findings.

As required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either:

- (i) a substantial change in the character of the neighborhood where the property is located; or
- (ii) a mistake in the existing zoning classification.

(2) Required findings of fact.

In making the determination required by subsection (b)(1) of this section, the City Council must also make findings of fact that address:

- (i) population changes;
- (ii) the availability of public facilities;
- (iii) present and future transportation patterns;
- (iv) compatibility with existing and proposed development for the area;
- (v) the recommendations of the City agencies and officials; and
- (vi) the proposed amendment's consistency with the City's Comprehensive Master Plan.

(3) Additional standards – General

Additional standards that must be considered for map amendments are:

- (i) existing uses of property within the general area of the property in question;
- (ii) the zoning classification of other property within the general area of the property in question;
- (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and
- (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification.

Below is the staff's review of the required considerations of §5-508(b)(3) of Article 32 – *Zoning*, where staff finds that this change is in the public's interest, in that it will provide expanded options for re-use of these buildings.

Maryland Land Use Code – Requirements for Rezoning:

The Maryland Land Use Code requires the Planning Commission to study the proposed changes in relation to: 1. The plan; 2. The needs of Baltimore City; and 3. The needs of the particular neighborhood in the vicinity of the proposed changes (*cf.* Md. LAND USE Code Ann. 2012, §10-305). In reviewing this request, the staff finds that:

1. **The Plan:** The proposed rezoning would support the Plan’s goal of retaining and attracting businesses in growth sectors by expanding the Industrial Mixed-Use zoning district created expressly for that purpose.
2. **The needs of Baltimore City:** Addition of this property and its large existing readily adaptable commercial-industrial buildings to a zoning district which allows a wider variety of commercial and industrial uses in turn encourages a wider variety of employers to locate there, resulting in job retention and creation that can directly benefit Baltimore residents.
3. **The needs of the particular neighborhood:** This property is not in a residential neighborhood, but rather is an isolated strip of land that is part of a large but narrow stream valley commercial-industrial area reaching from the northern City limit southward to North Avenue. Treating the Jones Falls Valley floor as a neighborhood, this rezoning would strengthen it by expanding opportunities for new and adaptive reuse of older commercial and industrial structures in it.

Similarly, the Land Use article requires the City Council to make findings of fact (*cf.* Md. LAND USE Code Ann. 2012, §10-304). The findings of fact include:

1. **Population changes;** There are no significant changes which have occurred since adoption of the current zoning map or Zoning Code.
2. **The availability of public facilities;** Public facilities are and are expected to remain adequate for current and future uses of the subject property.
3. **Present and future transportation patterns;** No changes are expected in transportation patterns in the immediate vicinity of the subject property.
4. **Compatibility with existing and proposed development for the area;** The rezoning would reinforce redevelopment trends in the Jones Falls Valley that have continued for several decades.
5. **The recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals (BMZA);** For the above reasons, the Planning Department is recommending approval of the rezoning request to the Planning Commission. The BMZA will comment separately on this bill.
6. **The relation of the proposed amendment to the City's plan.** The proposed amendment will support the Plan goal of retaining and attracting businesses in all growth sectors by expanding the industrial mixed-use district in which a wider variety of businesses than allowed under the current I-2 zoning can locate.

Per §5-508(1) of Article 32 – *Zoning*, and as required by the State Land Use Article, the City Council may approve the legislative authorization based on a finding that there was either: (i) a substantial change in the character of the neighborhood where the property is located; or (ii) a mistake in the existing zoning classification. It is the determination of Planning staff that a mistake was made in classifying the subject property I-2, and that rezoning it I-MU would be appropriate as a way to encourage and facilitate its productive reuse and employment potential.

Background: These properties already have a variety of committed tenants, which include:

1. Sharebaby – a non-profit organization that will use 9,542 sqft of space for storage and distribution of diapers to local families in need. They've grown tremendously in the past two years and are now contributing over 250,000 diapers to babies in need every year.
2. Maryland Book Bank – will use 9,000 sqft of space for both warehousing and storage as well as retail sales of the books as part of the Baltimore Warehouse Collaborative. That organization, which is a first in its kind, is a non-profit collaborative that provides local organizations the space and warehousing needed to service Baltimore City. This will be an improvement for them after working for years in a dimly lit warehouse with no restrooms.
3. Bedtime in a Box – this group is also part of the Baltimore Warehouse Collaborative that provides all necessary items for the bedtime routine to children in Baltimore City, whose families cannot afford these items. Using 5,000 sqft, they will also have retail sales here.
4. Leveling the Playing Field – this group is also part of the Baltimore Warehouse Collaborative, that supplies sports equipment to under-privileged Baltimore City children. They will use 4,000 sqft and will have a retail sales component.
5. Anything Wood and Metal – A manufacturer of different items using wood and metal (restaurant furniture, etc.). They will occupy 15,045 sqft.
6. Section 1 – an art co-operative group that is already occupying 18,000 sqft in the basement and have committed to taking an additional 4,700 sqft for additional arts programs.

Notification: The Woodberry Community Association and three adjacent property owners have been notified of this action.



Thomas J. Stosur
Director

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

February 26, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

RE: CC Bill #17-0158: Rezoning – 1770 and 1780 Union Avenue, from the I-2 Zoning District to the I-MU Zoning District

Ladies and Gentlemen:

City Council Bill No. 17-0158 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0158 is change the zoning of the properties located at 1770 Union Avenue and 1780 Union Avenue from the I-2 Zoning District (General Industrial) to the I-MU Zoning District (Industrial Mixed-Use), as outlined in red on the accompanying plat.

The BMZA has reviewed the legislation and defers to the report and recommendation of the Planning Commission in recommending approval of City Council Bill No. 17-0158.

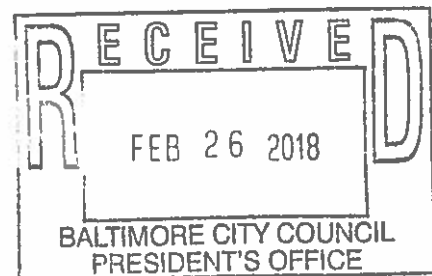
Sincerely,

A handwritten signature in black ink, appearing to read "Derek J. Baumgardner", written over a horizontal line.

Derek J. Baumgardner
Acting Executive Director

CC: Mayor's Office of Council Relations
Office of the City Council President
Legislative Reference

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CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



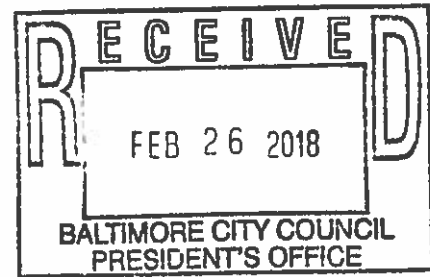
DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

February 26, 2018

Honorable President and Members
of the City Council of Baltimore
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Attn: Natawna B. Austin
Executive Secretary



Re: City Council Bill 17-0158 – Rezoning – 1770 and 1780 Union Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0158 for form and legal sufficiency. The bill would change the zoning for 1770 and 1780 W. 41st St. from the I-2 Zoning District to the I-MU Zoning District.

The Planning Department issued a Staff Report (“Report”) regarding the property proposed to be rezoned by the current bill. The Report explains that Transform rezoned the property to I-2 but failed to consider that the surrounding former industrial areas are zoned I-MU; that the property is physically isolated from any residential areas by the Jones Falls Expressway and railroad tracks and that the existing buildings can be repurposed for business and industrial options allowed under I-MU but not under the I-2 zoning classification. According to the Planning Staff Report, this change will be in the best interests of the public because it will encourage reuse of existing vacant structures and bring jobs to the area.

The City Council may approve a proposed map amendment based on a finding that there was a “mistake in the existing zoning classification.” Md. Land Use Code Ann., §10-304(b)(2); Baltimore City Code, (BCC) Art. 32, § 5-508(b)(1)(ii). In determining whether to rezone on the basis of mistake, the City Council is required to make findings of fact, for each property, on the following matters: (1) population change; (2) the availability of public facilities; (3) the present and future transportation patterns; (4) compatibility with existing and proposed development; (5) the recommendations of the Planning Commission and the Board of Municipal and Zoning Appeals; and (6) the relationship of the proposed amendment to the City’s plan. Md. Land Use Code Ann., §10-304(b)(1). *See also*, BCC, Art. 32, § 5-508(b)(2) (citing same factors with (v) being “the recommendations of the City agencies and officials,” and (vi) being “the proposed amendment’s consistency with the City’s Comprehensive Master Plan.”). Article 32 of the City

Fav w/ comments



Code also requires Council to consider: "(i) existing uses of property within the general area of the property in question; (ii) the zoning classification of other property within the general area of the property in question; (iii) the suitability of the property in question for the uses permitted under its existing zoning classification; and (iv) the trend of development, if any, in the general area of the property in question, including changes, if any, that have taken place since the property in question was placed in its present zoning classification." § 5-508(b)(3).

Council's decision regarding a piecemeal rezoning is reviewed under the substantial evidence test, and should be upheld "if reasoning minds could reasonably reach the conclusion from facts in the record." *Cty. Council of Prince George's Cty. v. Zimmer Dev. Co.*, 444 Md. 490, 510 (2015), quoting, *Cremins v. Cnty. Comm'rs of Washington Cnty.*, 164 Md.App. 426, 438 (2005). See also, *White v. Spring*, 109 Md. App. 692, 699, cert. denied, 343 Md. 680 (1996) ("the courts may not substitute their judgment for that of the legislative agency if the issue is rendered fairly debatable"); *Floyd v. County Council of Prince George's County*, 55 Md.App. 246, 258 (1983) ("substantial evidence' means a little more than a 'scintilla of evidence.'").

With regard to rezoning on the basis of mistake, it is "firmly established that there is a strong presumption of the correctness of original zoning and of comprehensive rezoning." *People's Counsel v. Beachwood I Ltd. Partnership*, 107 Md. App. 627, 641 (1995), quoting, *Wells v. Pierpont*, 253 Md. 554, 557 (1969). To sustain a piecemeal change, there must be substantial evidence that "the Council failed to take into account then existing facts . . . so that the Council's action was premised . . . on a misapprehension." *White v. Spring*, 109 Md. App. at 698, quoting, *People's Counsel*, 107 Md. App. at 645. In other words, "[a] conclusion based upon a factual predicate that is incomplete or inaccurate may be deemed in zoning law, a mistake or error; an allegedly aberrant conclusion based on full and accurate information, by contrast, is simply a case of bad judgment, which is immunized from second-guessing." 109 Md. App. at 698. "Error can be established by showing that at the time of the comprehensive zoning the Council failed to take into account then existing facts, or projects or trends which were reasonably foreseeable of fruition in the future, so that the Council's action was premised initially on a misapprehension[.]" [and] "by showing that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect." *Boyce v. Sembly*, 25 Md. App. 43, 51 (1975) (citations omitted). "Thus, unless there is probative evidence to show that there were then existing facts which the Council, in fact, failed to take into account, or subsequently occurring events which the Council could not have taken into account, the presumption of validity accorded to comprehensive zoning is not overcome and the question of error is not 'fairly debatable.'" *Id.* at 52.

A finding of mistake, however, absent a regulatory taking, merely permits the further consideration of rezoning, it does not mandate a rezoning. *White*, 109 Md. App. at 708. Rather, a second inquiry "regarding whether, and if so, how, the property is reclassified," is required. *Id.* at 709. This second conclusion is due great deference. *Id.* (after a prior mistake has been established

and accepted as fact by a legislative zoning entity, that entity's decision as to whether to rezone, and if so, how to reclassify, is due the same deference the prior comprehensive rezoning was due).

In sum, the Land Use and Transportation Committee (the "Committee") is required to hold a quasi-judicial public hearing with regard to the bill wherein it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. After weighing the evidence presented and submitted into the record before it, the Committee is required to make findings of fact for each property with regard to the factors in §§10-304 and 10-305 of the Land Use Article and § 5-508 of Article 32. If, after its investigation of the facts, the Committee makes findings which support: (1) a mistake in the comprehensive zoning; and (2) a new zoning classification for the properties, it may adopt these findings and the legal requirements for granting the rezoning would be met

Finally, certain procedural requirements apply to this bill beyond those discussed above because a change in the zoning classification of a property is deemed a "legislative authorization." BCC Art. 32, § 5-501(2)(iii). Specifically, notice of the City Council hearing must be given by publication in a newspaper of general circulation in the City, by posting in a conspicuous place on the property and by first-class mail, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned. Art. 32, §5-601(b). The notice of the City Council hearing must include the date, time, place and purpose of the hearing, as well as the address of the property and the name of the applicant. Art. 32, §5-601(c). The posted notices must be at least 3 feet by 4 feet in size, placed at a prominent location, and at least one sign must be visible from each of the property's street frontages. Art. 32, §5-601(d). The published and mailed notices must be given at least 15 days before the hearing; the posted notice must be at least 30 days before the public hearing. Art. 32, §5-601(e),(f).


The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for rezoning has been met. Assuming the required findings are made at the hearing and that all procedural requirements are satisfied, the Law Department approves the bill for form and legal sufficiency.

Sincerely,



Elena R. DiPietro
Chief Solicitor

cc: Andre Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Ashlea Brown, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor K. Tervala, Chief Solicitor
Avery Aisenstark

F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill Report 17-0158		

TO Mayor Catherine E. Pugh

DATE: January 29, 2018

TO: Respective City Council Land Use and Transportation Committee
FROM: Department of Transportation
POSITION: Support
RE: Council Bill – 17-0158 - Rezoning - 1770 and 1780 Union Avenue

INTRODUCTION – Rezoning of two properties within the 7th district from General Industrial Zoning (I-2) to Industrial Mixed-Use Zoning (I-MU).

PURPOSE/PLANS – The Industrial Mixed-Use Zoning District (I-MU) is intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. Examples of non-industrial uses, creating a mixed-use or multi-tenant environment, include: (1) live-work dwellings; (2) residential uses; (3) commercial uses; and (4) limited institutional uses.

The Department of Transportation believes this bill will support economic development within the 7th district, and predicts no substantial impact to the department.

BRIEF HISTORY – The General Industrial Zoning District (I-2) is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses.

FISCAL IMPACT – Not applicable

AGENCY/DEPARTMENT POSITION –
The Department of Transportation supports City Council 17-0158.

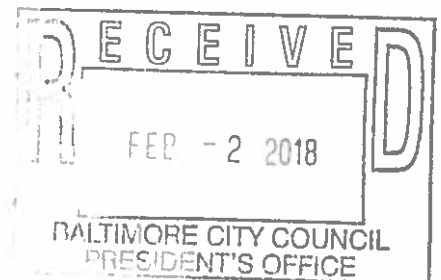
If you have any questions, please do not hesitate to contact Katelyn McCauley, at Katelyn.McCauley@baltimorecity.gov, or (443) 677-9391.

Sincerely,



Michelle Pourciau
Director

F



**CITY OF BALTIMORE
COUNCIL BILL 17-0158
(First Reader)**

Introduced by: Councilmember Pinkett

At the request of: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC

Address: c/o Alfred W. Barry, III, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland
21202

Telephone: 410-547-6900

Introduced and read first time: October 30, 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 – 1770 and 1780 Union Avenue**

3 FOR the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block
4 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the
5 accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

6 BY amending

7 Article 32 - Zoning

8 Zoning District Map

9 Sheet 24

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 Sheet 24 of the Zoning District Map is amended by changing from the I-2 Zoning District to the
14 I-MU Zoning District the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and
15 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the plat accompanying this
16 Ordinance.

17 **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
18 accompanying plat and in order to give notice to the agencies that administer the City Zoning
19 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
20 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
21 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
22 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
23 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
24 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
(Brackets) indicate matter deleted from existing law.

STATEMENT OF INTENT

FOR

1770 Union Avenue and 1780 Union Avenue

(Address)

1. Applicant's Contact Information:

Name: GRP 1770 Union Ave LLC, GRP 1780 Union Ave LLC c/o Alfred W. Barry III
Mailing Address: 201 E. Baltimore St #1150
Baltimore, MD 21202
Telephone Number: (410) 547-6900
Email Address: ababall@yahoo.com

2. All Proposed Zoning Changes for the Property:

Rezone the properties known as 1770 Union Ave and 1780 Union Ave
from I-2 to I-MU as outlined on plat

3. All Intended Uses of the Property: Mixed-use

4. Current Owner's Contact Information:

Name: GRP 1770 Union Ave LLC, GRP 1780 Union Ave LLC
Mailing Address: 1212 York Rd Ste C-300
Lutherville, MD 21093
Telephone Number: (410) 385-1234
Email Address: _____

5. Property Acquisition:

The property was acquired by the current owner on 9/27/2017 by deed recorded in the
Land Records of Baltimore City in Liber 19550 Folio 0174.
19550 0125

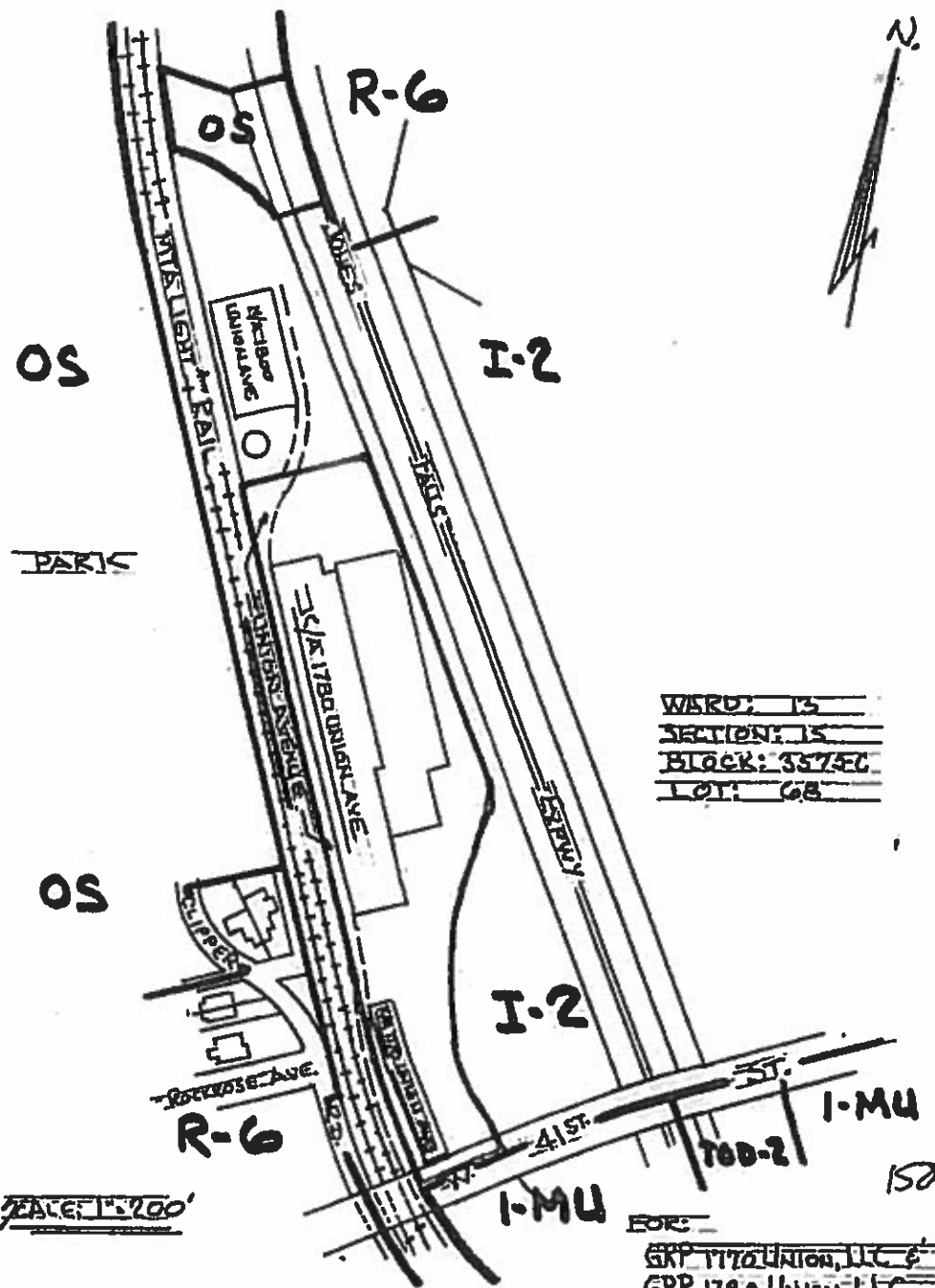
6. Contract Contingency:

(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 as follows (use additional sheet if necessary): _____

SHEET NO. 24 OF THE ZONING DISTRICT MAPS OF ARTICLE 30 OF THE BALTIMORE CITY CODE, 1966 EDITION, AS AMENDED BY ORDINANCE NUMBERS 16-581 AND 17-015 AS APPROVED.



WARD: 15
 SECTION: 15
 BLOCK: 3575C
 LOT: 68

SCALE: 1" = 200'

AREA OUTLINED IN RED TO BE CHANGED FROM THE I-2 ZONING DISTRICT TO THE I-MU ZONING DISTRICT

FOR:
 GRP 1770 UNION, LLC &
 GRP 1780 UNION, LLC
 1780 UNION AVE
 BALTIMORE, MD 21211

[Signature Box]

MAYOR

[Signature]

PRESIDENT CITY COUNCIL

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MEB*

Date: January 18, 2018

Re: City Council Bill 17-0158 – Rezoning – 1770 and 1780 Union Avenue

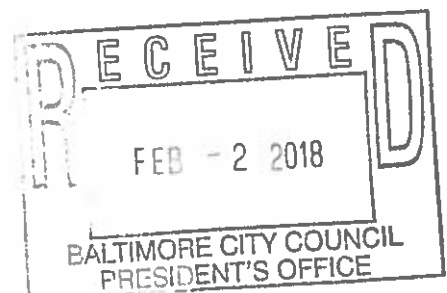
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0158, for the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C) from the I-2 Zoning District to the I-MU Zoning District.

If enacted, this bill would rezone existing industrial buildings that would support their possible reuse for a variety of business or industrial options instead of demolition. The properties are located in the Woodberry neighborhood between the Jones Falls and the railroad track and physically isolated from the rest of the neighborhood.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0158.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*






Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: November 20, 2017

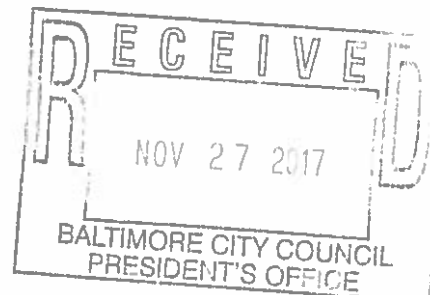
SUBJECT: City Council Bill No. 17-0158
Rezoning – 1770 – 1780 Union Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0158 for the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from I-2 Zoning District to the I-MU Zoning District.

Rezoning 1770 – 1780 Union Avenue from the I-2 Zoning District to an I-MU Zoning District will allow the existing business to continue operating at its current location as a multipurpose enterprise.

BDC supports Bill No. 17-0158 and respectfully requests that favorable consideration is given by the City Council.

cc: Kyron Banks



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, February 28, 2018

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0158

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0158

Rezoning - 1770 and 1780 Union Avenue

For the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

Sponsors:

Leon F. Pinkett, III

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, February 28, 2018

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0158

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0158

Rezoning - 1770 and 1780 Union Avenue

For the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

Sponsors: Leon F. Pinkett, III

A motion was made by Member Pinkett, III, seconded by Member Costello, that the bill be recommended favorably. The motion carried by the following vote:

Yes: 7 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



HEARING NOTES

Bill: 17-0158

Rezoning – 1770 and 1780 Union Avenue

Committee: Land Use and Transportation

Chaired By: Councilmember Edward Reisinger

Hearing Date: February 28, 2018

Time (Beginning): 1:00 PM

Time (Ending): 1:15 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~20

Committee Members in Attendance:

Reisinger, Edward, Chairman

Middleton, Sharon, Vice Chair

Costello, Eric

Dorsey, Ryan

Pinkett, Leon

Stokes, Robert

Clarke, Mary Pat

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Pinkett, III Leon		
Seconded b.....	Councilmember Costello, Eric		
Final Vote:	Favorable		

Major Speakers
(This is not an attendance record.)

- Mr. Eric Tiso, Department of Planning
- Mr. Al Barry
- Katelyn McCauley, Department of Transportation
- Derrick Baumgardner, Board of Municipal Zoning Appeals
- Kyron Banks, Office of the Mayor/Department of Housing and Community Development
- Eleana DiPietro, Department of Law
- Gaylord Dutton, Baltimore Development Corporation

Major Issues Discussed

1. Mr. Tiso presented the Planning Commission's report and discussed the Planning Department's findings.
2. Agency reports were read. Agency representatives testified in support of their respective agency's position on the bill.
3. Mr. Al Barry spoke about use of the property and answered questions.
4. The committee discussed the bill.
5. The committee approved finding of facts for the bill.
6. The committee voted to recommend the bill favorably.

Further Study

Was further study requested?

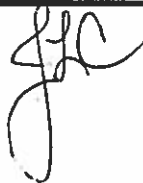
Yes No

If yes, describe.

Committee Vote:

Reisinger, Edward, Chairman.....	Yea
Middleton, Sharon, Vice Chair.....	Yea
Clarke, Mary Pat.....	Yea
Costello, Eric	Yea
Dorsey, Ryan	Yea
Pinkett, Leon.....	Yea
Stokes, Robert:.....	Yea

Jennifer L. Coates, Committee Staff
cc: Bill File
OCS Chrono File



Date: February 28, 2017



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, February 28, 2018

1:05 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 17-0158

Rezoning - 1770 and 1780 Union Avenue

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: D'Paul Nibber

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Marguerite Currin

LAND USE AND TRANSPORTATION

Edward Reisinger - Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- *Larry Greene (pension only)*

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0158

Rezoning – 1770 and 1780 Union Avenue

Sponsor: Councilmember Pinkett

Introduced: October 30, 2017

Purpose:

For the purpose of changing the zoning for the property known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

Effective: 30th day after enactment

Hearing Date/Time/Location: February 28, 2018 /1:05 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	Favorable
Department of Law	
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	Favorable

Analysis

Current Law

Article 32 – Zoning; Zoning District Map; Sheet 24; Baltimore City Revised Code (Edition 2000).

Background

CC Bill 17-0158, if approved, would rezone the property located at 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C). The site was formerly zoned M-2-1 under the old zoning code. The current and proposed zoning districts as allowed under Article 32 are described below:

Current Zoning District – I-2

§ 11-205. I-2 General Industrial District.

(a) Intent.

The I-2 General Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses.

Proposed Zoning District – I-MU

§ 11-203. I-MU Industrial Mixed-Use District.

(a) Intent.

The I-MU Industrial Mixed-Use Zoning District is intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. These older industrial buildings are often surrounded by residential and other non-industrial uses.

The industrial site is situated on the eastern edge of the Woodberry neighborhood. The property is bounded by Jones Falls on the east and north, railroad tracks on the west. The site is zoned I-2 and is improved with three large industrial buildings. It is not in a residential neighborhood, but rather an isolated strip of land that is part of a large but narrow stream valley commercial-industrial area reaching from northern City limit southward to North Avenue. The neighborhood consists of a wide mix of uses, including residential, industrial, Planned Unit Developments and commercial.

The subject site is owned by GRP 1770 Union Avenue, LLC and GRP 1780 Union Avenue. The property is currently operating as a multipurpose enterprise with a variety of committed tenants.

The Planning Department's staff report indicated that the proposed action would be consistent with provisions of the Baltimore City Comprehensive Master Plan LIVE EARN PLAY LEARN's EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors, including strategies of: Creating an industrial mixed-use zoning district, and Creating a light industrial mixed-use zoning district.

The Planning Department staff report recommended approval of the bill. The Planning Commission concurred with the Department of Planning staff's recommendation and recommended that the bill be passed.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates 
Analysis Date: February 23, 2018

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0158
(First Reader)**

Introduced by: Councilmember Pinkett

At the request of: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC

Address: c/o Alfred W. Barry, III, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland
21202

Telephone: 410-547-6900

Introduced and read first time: October 30, 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 – 1770 and 1780 Union Avenue**

3 FOR the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block
4 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the
5 accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

6 BY amending

7 Article 32 - Zoning

8 Zoning District Map

9 Sheet 24

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
13 Sheet 24 of the Zoning District Map is amended by changing from the I-2 Zoning District to the
14 I-MU Zoning District the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and
15 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the plat accompanying this
16 Ordinance.

17 **SECTION 2. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
18 accompanying plat and in order to give notice to the agencies that administer the City Zoning
19 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
20 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
21 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
22 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
23 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
24 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
{Brackets} indicate matter deleted from existing law.

Council Bill 17-0158

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

**CITY OF BALTIMORE
COUNCIL BILL 17-0158
(First Reader)**

Introduced by: Councilmember Pinkett

At the request of: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC

Address: c/o Alfred W. Barry, III, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland
21202

Telephone: 410-547-6900

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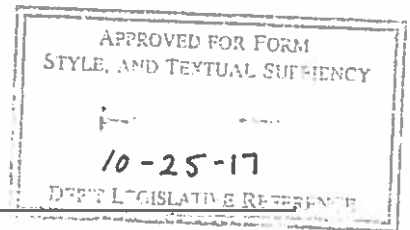
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Council Bill 17-0158

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Pinkett
At the request of: GRP 1770 Union Ave, LLC, and GRP 1780 Union Ave, LLC
Address: c/o Alfred W. Barry, III, 201 East Baltimore Street, Suite 1150, Baltimore, Maryland
21202
Telephone: 410-547-6900

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 1770 and 1780 Union Avenue

FOR the purpose of changing the zoning for the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red on the accompanying plat, from the I-2 Zoning District to the I-MU Zoning District.

BY amending

Article 32 - Zoning
Zoning District Map
Sheet 24
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 24 of the Zoning District Map is amended by changing from the I-2 Zoning District to the I-MU Zoning District the properties known as 1770 Union Avenue (Block 3575C, Lot 068) and 1780 Union Avenue (Block 3575C, Lot 068C), as outlined in red 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; 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 the 30th day after the date it is enacted.

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

STATEMENT OF INTENT

FOR

1770 Union Avenue and 1780 Union Avenue
(Address)

1. Applicant's Contact Information:

Name: GRP 1770 Union Ave LLC, GRP 1780 Union Ave LLC c/o Alfred W. Barry III
Mailing Address: 201 E. Baltimore St #1150
Baltimore, MD 21202
Telephone Number: (410) 547-6900
Email Address: ababalt@yahoo.com

2. All Proposed Zoning Changes for the Property:

Rezone the properties known as 1770 Union Ave and 1780 Union Ave
from I-2 to I-MU as outlined on plat

3. All Intended Uses of the Property: Mixed-use

4. Current Owner's Contact Information:

Name: GRP 1770 Union Ave LLC, GRP 1780 Union Ave LLC
Mailing Address: 1212 York Rd Ste C-300
Lutherville, MD 21093
Telephone Number: (410) 385-1234
Email Address: _____

5. Property Acquisition:

The property was acquired by the current owner on 9/27/2017 by deed recorded in the
Land Records of Baltimore City in Liber 19550 Folio 0174.
19550 0125

6. Contract Contingency:

(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 as follows (use additional sheet if necessary): _____

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

7. Agency:

(a) The applicant is _____ is not 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 as follows {use additional sheet if necessary}: _____

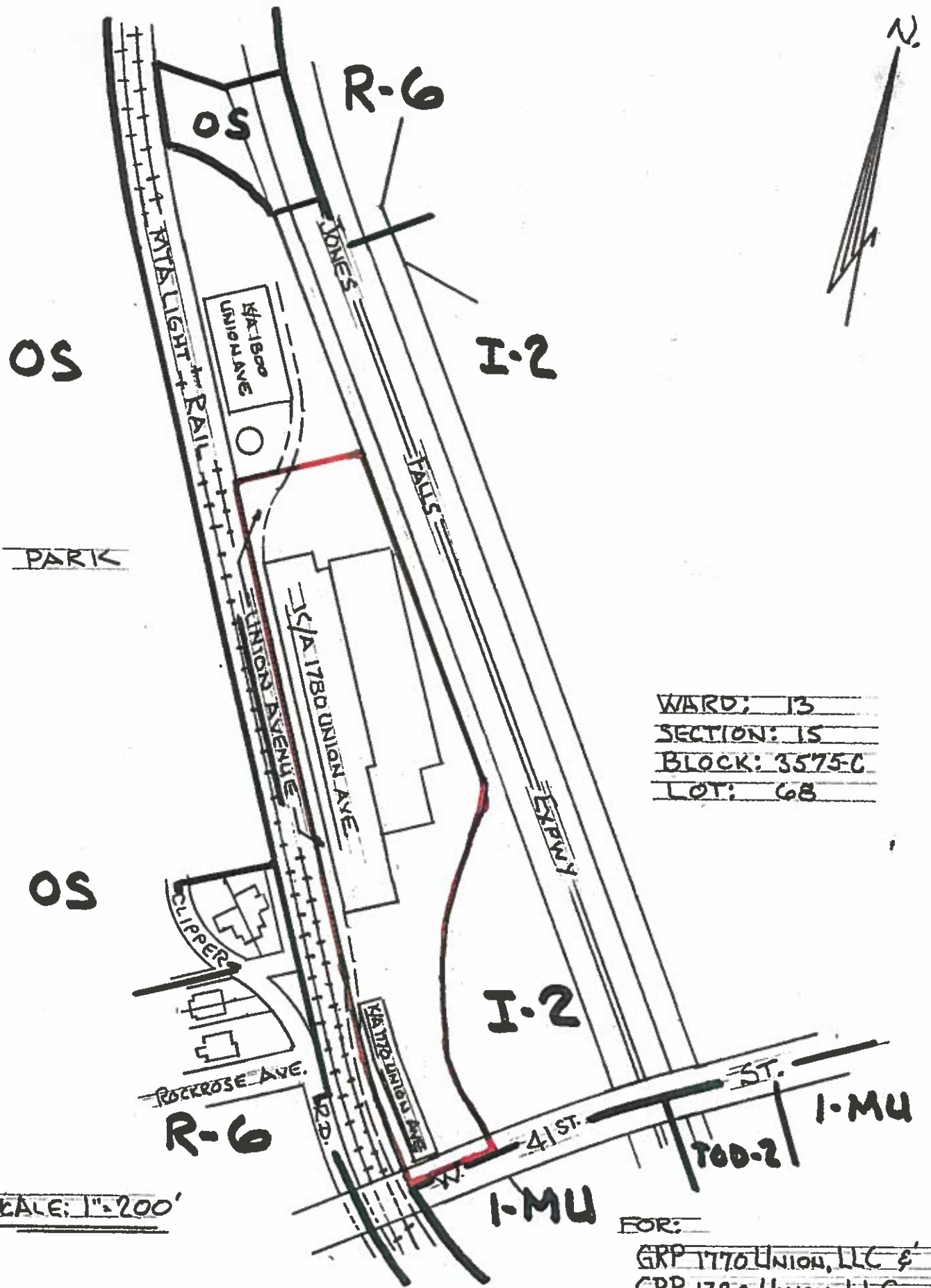
AFFIDAVIT

I, Alfred W. Barry 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

10/24/17
Date

SHEET NO. 24 OF THE ZONING DISTRICT MAPS OF ARTICLE 30 OF THE BALTIMORE CITY CODE, 1966 EDITION, AS AMENDED BY ORDINANCE NUMBERS 16-581 AND 17-015 AS APPROVED.



WARD: 13
 SECTION: 15
 BLOCK: 3575-C
 LOT: 68

SCALE: 1" = 200'

FOR:
 GRP 1770 UNION, LLC &
 GRP 1780 UNION, LLC
 1780 UNION AVE
 BALTIMORE, MD. 21211

AREA OUTLINED IN RED TO BE CHANGED
 FROM: THE I-2 ZONING DISTRICT
 TO: THE I-MU ZONING DISTRICT

[Signature Box]

[Signature: Paul J. Papp]

MAYOR

PRESIDENT CITY COUNCIL



ACTION BY THE CITY COUNCIL

OCT 30 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON February 28, _____ 20 18

COMMITTEE REPORT AS OF March 12, _____ 20 18

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edward H. [Signature]
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:

MAR 12 2018

_____ 20 _____

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

THIRD READING _____ MAR 26 2018

_____ 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.

[Signature]
President

[Signature]
Chief Clerk