

**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:** May 3, 2017

**Referred to:** LAND USE AND TRANSPORTATION Committee

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

CITY COUNCIL 17-0070

A BILL ENTITLED

*C.V. Costello*

AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –  
1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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.

BY authority of

Article - Zoning  
Section(s) 4-1103(1) and 14-102  
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**

<input type="checkbox"/> Department of Public Works	<input checked="" type="checkbox"/> Baltimore City Public School System
<input type="checkbox"/> Department of Real Estate	<input checked="" type="checkbox"/> City Solicitor
<input type="checkbox"/> Department of Recreation and Parks	<input type="checkbox"/> Comptroller's Office
<input checked="" type="checkbox"/> Department of Transportation	<input type="checkbox"/> Department of Audits
<input type="checkbox"/> Fire Department	<input type="checkbox"/> Department of Finance
<input type="checkbox"/> Health Department	<input type="checkbox"/> Department of General Services
<input type="checkbox"/> Mayor's Office of Employment Development	<input checked="" type="checkbox"/> Department of Housing and Community Development
<input type="checkbox"/> Mayor's Office of Human Services	<input type="checkbox"/> Department of Human Resources
<input type="checkbox"/> Mayor's Office of Information Technology	<input type="checkbox"/> Department of Planning
<input type="checkbox"/> Office of the Mayor	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Police Department	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<b>Boards and Commissions</b>	
<input type="checkbox"/> Environmental Control Board	<input type="checkbox"/> Board of Estimates
<input type="checkbox"/> Fire & Police Employees' Retirement System	<input type="checkbox"/> Board of Ethics
<input type="checkbox"/> Labor Commissioner	<input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals
<input type="checkbox"/> Parking Authority Board	<input type="checkbox"/> Comm. for Historical and Architectural Preservation
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Commission on Sustainability
<input type="checkbox"/> Wage Commission	<input type="checkbox"/> Employees' Retirement System
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____



CITY OF BALTIMORE  
ORDINANCE **17-059**  
Council Bill 17-0070

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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: May 8, 2017  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: August 14, 2017

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AN ORDINANCE CONCERNING

1                   **Zoning – Conditional Use Parking, Open Off-Street Area –**  
2                   **1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

3                   FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
4                   operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and  
5                   1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116,  
6                   and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red  
7                   on the accompanying plat.

8                   BY authority of  
9                   Article - Zoning  
10                  Section(s) 4-1103(1) and 14-102  
11                  Baltimore City Revised Code  
12                  (Edition 2000)

13                  **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
14                  permission is granted for the establishment, maintenance, and operation of a parking, open off-  
15                  street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948,  
16                  Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots  
17                  74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this Ordinance, in  
18                  accordance with Baltimore City Zoning Code §§ 4-1103(1) and 14-102, subject to the condition  
19                  that the following conditions:

- 20                  1. The site plan titled “Schematic Site Plan/Proposed Mixed Use Development  
21                  w/Parking Lot/Union Brothers/1120 South Hanover Street/Lots 4, 52/54, 65-69, 74-  
22                  77”, dated April 12, 2017 and prepared by Colbert Matz Rosenfelt Inc., which  
23                  includes the plan for this open off-street parking area, is attached to and made part of  
24                  this Ordinance.

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 17-0070

1           2. The parking, open off-street area complies must comply with all applicable federal,  
2           state, and local licensing and certification requirements.

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

11          **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
12          after the date it is enacted.

Certified as duly passed this \_\_\_\_\_ day of SEP 11 2017

  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of SEP 11 2017

  
\_\_\_\_\_  
Chief Clerk

Approved this 2 day of October, 2017

  
\_\_\_\_\_  
Mayor, Baltimore City

\_\_\_\_\_  
Chief Solicitor

\_\_\_\_\_  
This \_\_\_\_\_ Day of \_\_\_\_\_  
Approved For Form and Legal Sufficiency

\_\_\_\_\_  
Chief Solicitor

\_\_\_\_\_  
This \_\_\_\_\_ Day of \_\_\_\_\_  
Approved For Form and Legal Sufficiency

Approved For Form and Legal Sufficiency  
This \_\_\_\_\_ Day of September 2017

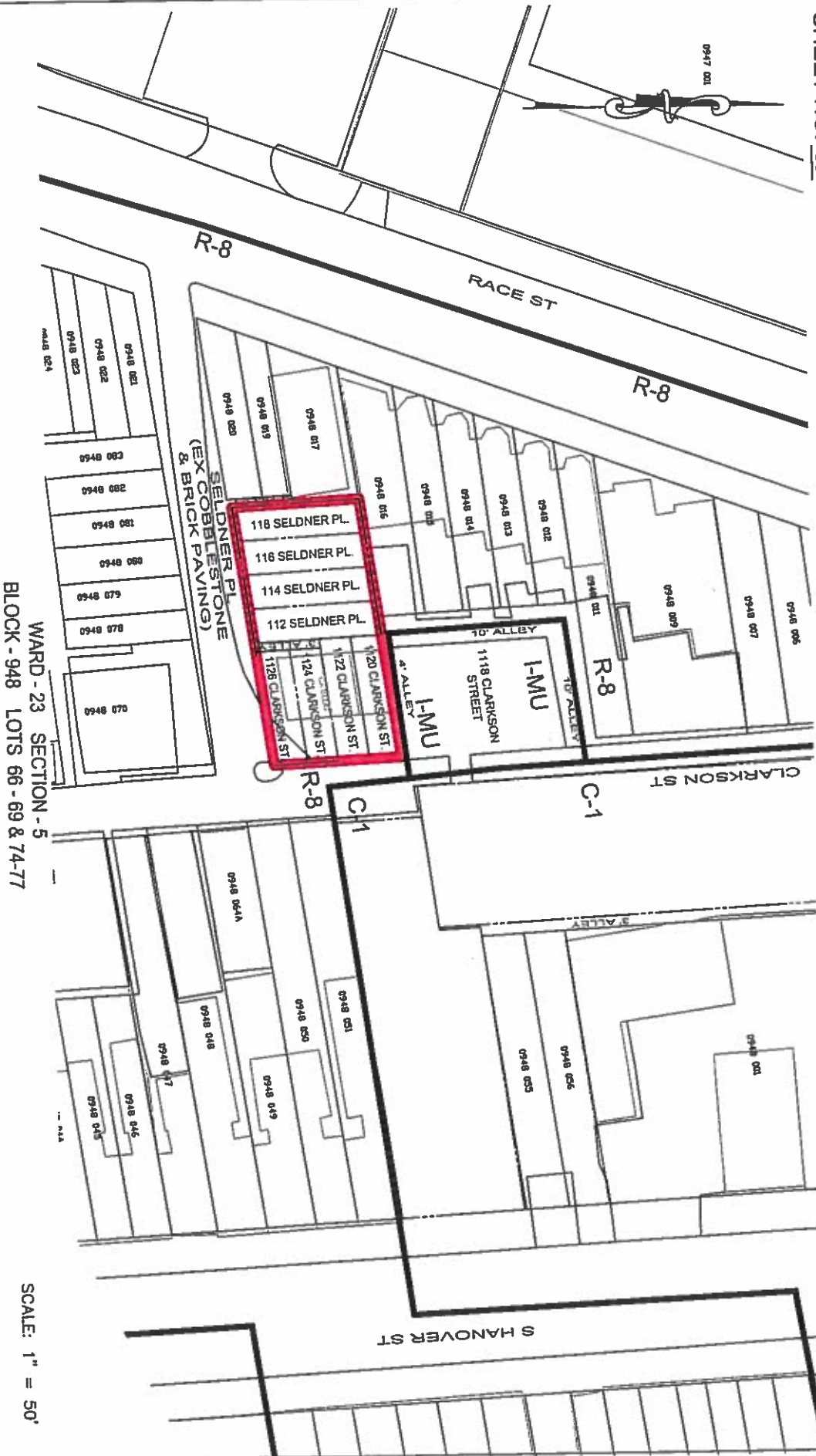
  
\_\_\_\_\_  
Chief Solicitor







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



NOTE:

IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120-1126 CLARKSON ST. AND NO. 112-118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

WARD - 23 SECTION - 5  
 BLOCK - 948 LOTS 66 - 69 & 74-77

SCALE: 1" = 50'

*James E. P. [Signature]*  
 MAYOR  
*Paul [Signature]*  
 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















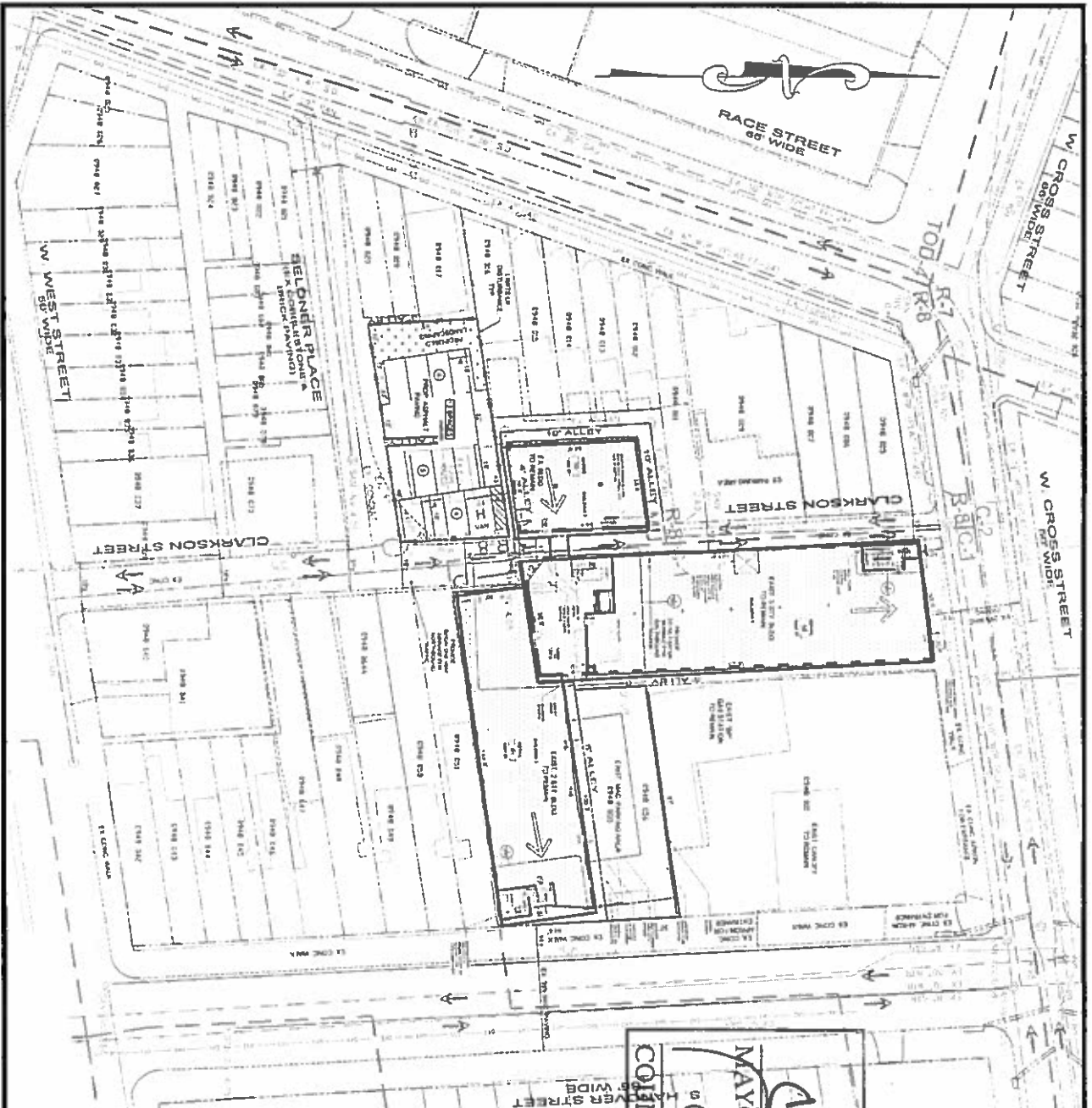












MAYOR  
*John E. D...*  
 COINCIL PRESIDENT  
 DATE 9/28/2017  
 DATE 9/11/2017

- LEGEND:**
- PROPERTY LINE
  - LOT BOUNDARY
  - MARKET LINE
  - FRONT SETBACK
  - DIRECTION OF TRAFFIC
  - 500 FT. FLOODPLAIN
  - OVERHEAD WIRE
  - UTILITY POLE
  - LANDS OF DISTURBANCE



**SITE DATA CHART**

Address	Block	Lot	Area	Dist. to Street	Owner	Foundation
1120 South Haven Street	1120	1	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1122 South Haven Street	1122	2	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1124 South Haven Street	1124	3	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1126 South Haven Street	1126	4	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1128 South Haven Street	1128	5	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1130 South Haven Street	1130	6	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1132 South Haven Street	1132	7	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1134 South Haven Street	1134	8	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1136 South Haven Street	1136	9	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1138 South Haven Street	1138	10	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1140 South Haven Street	1140	11	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1142 South Haven Street	1142	12	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1144 South Haven Street	1144	13	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1146 South Haven Street	1146	14	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1148 South Haven Street	1148	15	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1150 South Haven Street	1150	16	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1152 South Haven Street	1152	17	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1154 South Haven Street	1154	18	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1156 South Haven Street	1156	19	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1158 South Haven Street	1158	20	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1160 South Haven Street	1160	21	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1162 South Haven Street	1162	22	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1164 South Haven Street	1164	23	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1166 South Haven Street	1166	24	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1168 South Haven Street	1168	25	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1170 South Haven Street	1170	26	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1172 South Haven Street	1172	27	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1174 South Haven Street	1174	28	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1176 South Haven Street	1176	29	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1178 South Haven Street	1178	30	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1180 South Haven Street	1180	31	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1182 South Haven Street	1182	32	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1184 South Haven Street	1184	33	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1186 South Haven Street	1186	34	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1188 South Haven Street	1188	35	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1190 South Haven Street	1190	36	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1192 South Haven Street	1192	37	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1194 South Haven Street	1194	38	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1196 South Haven Street	1196	39	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1198 South Haven Street	1198	40	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1200 South Haven Street	1200	41	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1202 South Haven Street	1202	42	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1204 South Haven Street	1204	43	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1206 South Haven Street	1206	44	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1208 South Haven Street	1208	45	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1210 South Haven Street	1210	46	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1212 South Haven Street	1212	47	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1214 South Haven Street	1214	48	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1216 South Haven Street	1216	49	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1218 South Haven Street	1218	50	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1220 South Haven Street	1220	51	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1222 South Haven Street	1222	52	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1224 South Haven Street	1224	53	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1226 South Haven Street	1226	54	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1228 South Haven Street	1228	55	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1230 South Haven Street	1230	56	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1232 South Haven Street	1232	57	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1234 South Haven Street	1234	58	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1236 South Haven Street	1236	59	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1238 South Haven Street	1238	60	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1240 South Haven Street	1240	61	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1242 South Haven Street	1242	62	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1244 South Haven Street	1244	63	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1246 South Haven Street	1246	64	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1248 South Haven Street	1248	65	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1250 South Haven Street	1250	66	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1252 South Haven Street	1252	67	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1254 South Haven Street	1254	68	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1256 South Haven Street	1256	69	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1258 South Haven Street	1258	70	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1260 South Haven Street	1260	71	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1262 South Haven Street	1262	72	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1264 South Haven Street	1264	73	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1266 South Haven Street	1266	74	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1268 South Haven Street	1268	75	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1270 South Haven Street	1270	76	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1272 South Haven Street	1272	77	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1274 South Haven Street	1274	78	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1276 South Haven Street	1276	79	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1278 South Haven Street	1278	80	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1280 South Haven Street	1280	81	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1282 South Haven Street	1282	82	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1284 South Haven Street	1284	83	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1286 South Haven Street	1286	84	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1288 South Haven Street	1288	85	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1290 South Haven Street	1290	86	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1292 South Haven Street	1292	87	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1294 South Haven Street	1294	88	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1296 South Haven Street	1296	89	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1298 South Haven Street	1298	90	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1300 South Haven Street	1300	91	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1302 South Haven Street	1302	92	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1304 South Haven Street	1304	93	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1306 South Haven Street	1306	94	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1308 South Haven Street	1308	95	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1310 South Haven Street	1310	96	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1312 South Haven Street	1312	97	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1314 South Haven Street	1314	98	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1316 South Haven Street	1316	99	1,200 sq. ft.	10 ft.	Union Brothers	Concrete
1318 South Haven Street	1318	100	1,200 sq. ft.	10 ft.	Union Brothers	Concrete

**SCHMATIC SITE PLAN**  
**PROPOSED MIXED USE DEVELOPMENT W/ RAMPING LOT**  
**UNION BROTHERS**  
 1120 SOUTH HAVEN STREET  
 BALTIMORE CITY AND  
 WARD 23 SECTION 5 BLOCK 948  
 LOTS 4, 5, 25A, 65-68, 74, 77

COINCIL SCALE  
 1" = 20'

Colbert Matz Rosenthal, Inc.  
 1417 N. E. 10th St.  
 Tallahassee, FL 32304  
 Phone: 904.433.7551

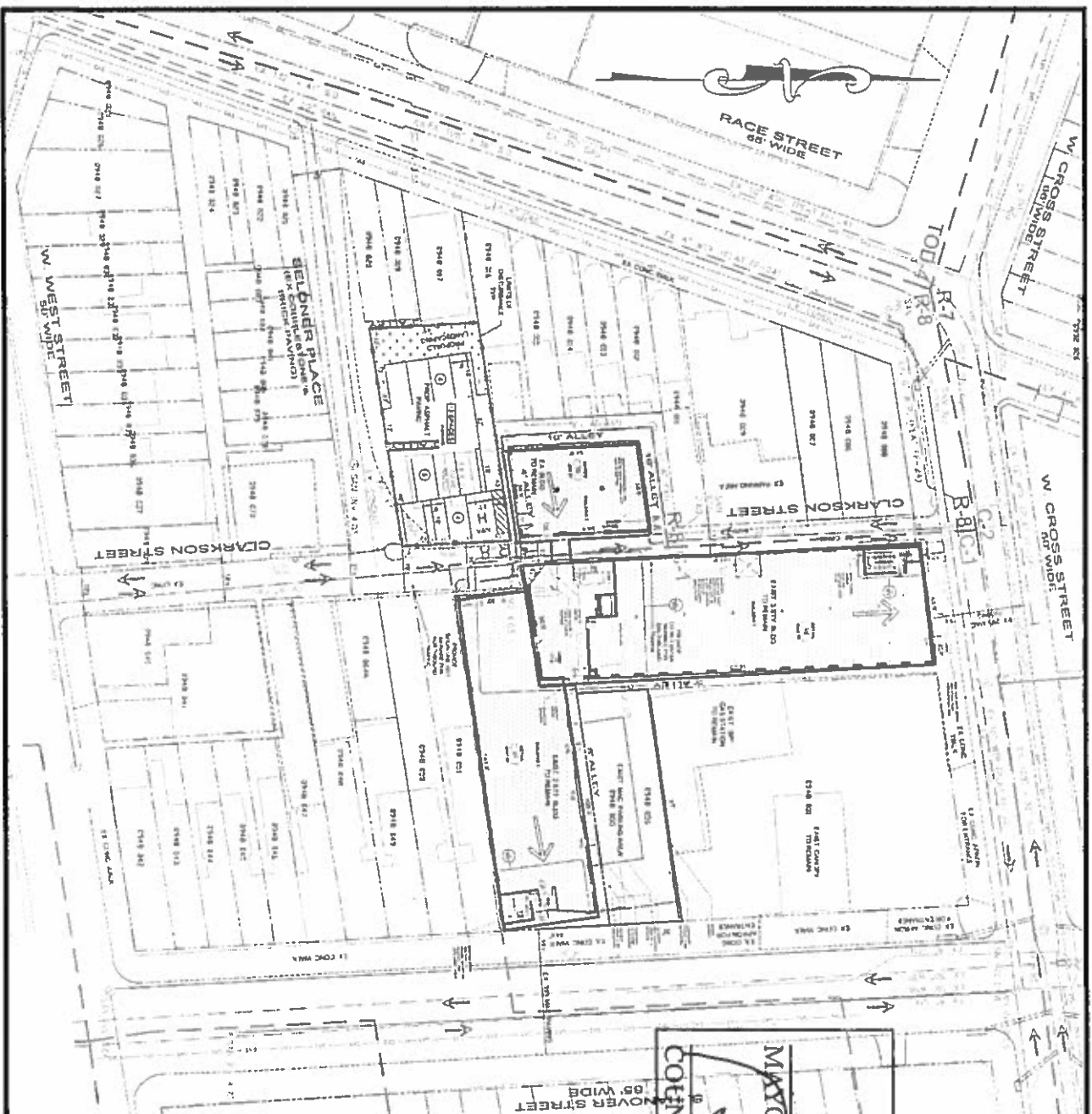
WKSHT  
 1 of 1











MAYOR  
*Deborah S. P...*  
 DATE 9/28/2007  
 COUNCIL PRESIDENT  
*Deborah S. P...*  
 DATE 9/11/2007

- LEGEND:**
- PROPOSED USE
  - EXISTING
  - PARCEL LINE
  - ZONING BOUNDARY
  - FRONT OF BUILDING
  - DIRECTION OF TRAFFIC
  - SEE W/ FLOORPLAN



**SITE DATA TABLE**

Address	Block	Lot	Lot Area	Overall	Proposed Building
1120 South MARYLAND Street	62	519	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	520	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	521	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	522	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	523	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	524	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	525	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	526	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	527	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	528	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	529	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	530	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	531	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	532	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	533	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	534	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	535	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	536	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	537	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	538	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	539	4,511.7	1,780.0	1,780.0
1120 South MARYLAND Street	62	540	4,511.7	1,780.0	1,780.0

1. The proposed use is consistent with the zoning ordinance. The proposed use is a residential use, which is permitted in the residential zone. The proposed use is a residential use, which is permitted in the residential zone. The proposed use is a residential use, which is permitted in the residential zone.

**SCHEMATIC SITE PLAN**  
**PROPOSED MIXED USE DEVELOPMENT/PARKING LOT**  
**UNION BROTHERS**  
 1120 SOUTH MARYLAND STREET  
 WARD 23 - SECTION 5 - BLOCK 948  
 LOTS 4 - 5264 - 65-69 - 74-77  
 SCALE: 1" = 20'-0"

Coibert Matz Rosenfelt, Inc.  
 1120 South MARYLAND STREET  
 BALTIMORE, MD 21202  
 Telephone: 410-551-3800  
 Fax: 410-551-3800

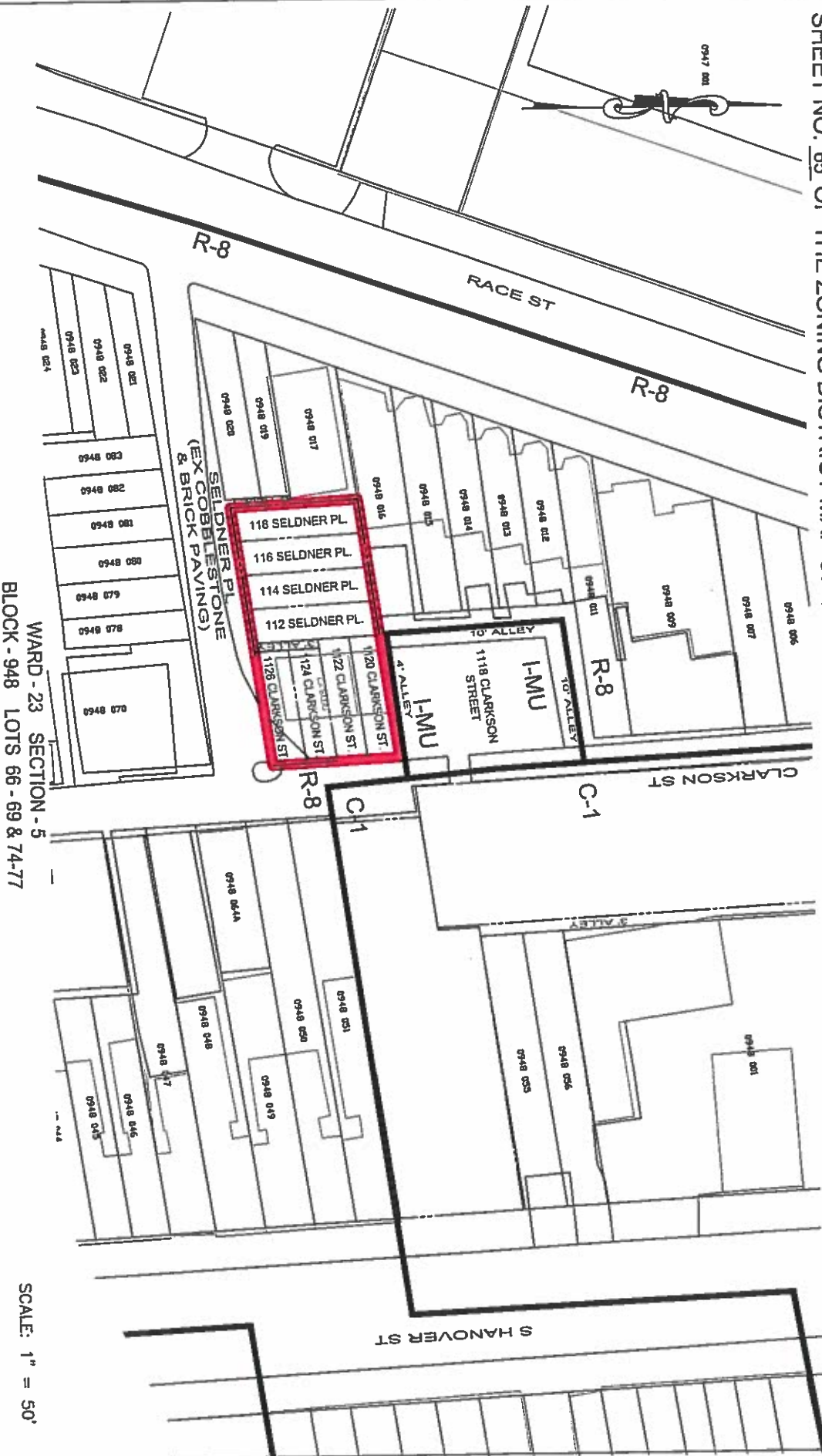
Date: 9/28/2007  
 Scale: 1" = 20'-0"

WKSH# 2





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



NOTE:

IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120-1126 CLARKSSON ST. AND NO. 112-118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

WARD - 23 SECTION - 5  
 BLOCK - 948 LOTS 66-69 & 74-77

SCALE: 1" = 50'

*John E. Ryan*  
 MAYOR

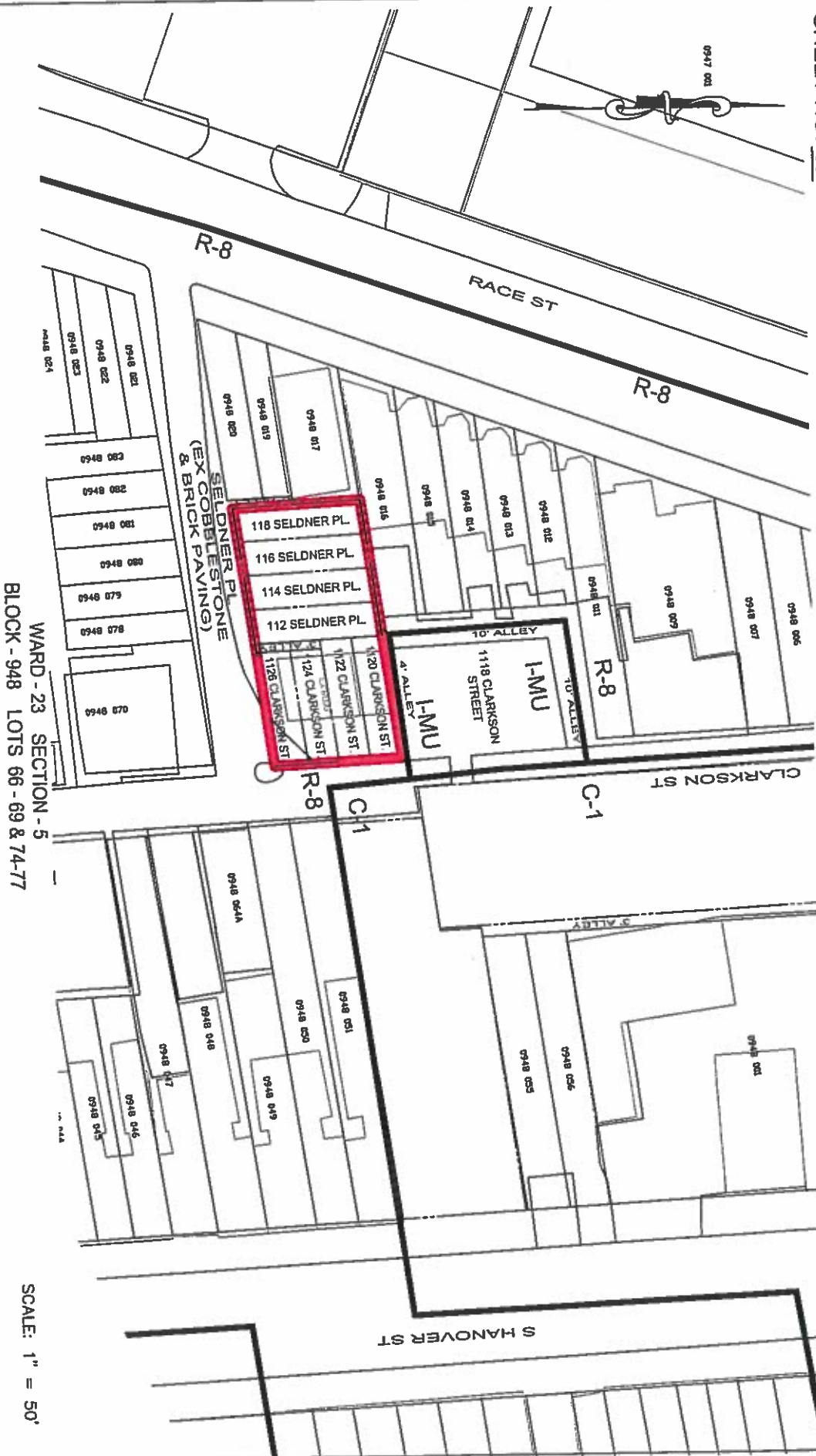
*Paul Chelmsbury*  
 PRESIDENT CITY COUNCIL

**Colbert Matz Rosenfelt, Inc.**  
 Engineers \* Surveyors \* Planners

2835 Smith Avenue, Suite 6  
 Baltimore, Maryland 21209  
 Telephone: (410) 653-3838  
 Facsimile: (410) 653-7953



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WARD - 23 SECTION - 5  
 BLOCK - 948 LOTS 66 - 69 & 74-77

SCALE: 1" = 50'

*Scott ERV*  
 MAYOR  
*Paul Caplan*  
 PRESIDENT CITY COUNCIL

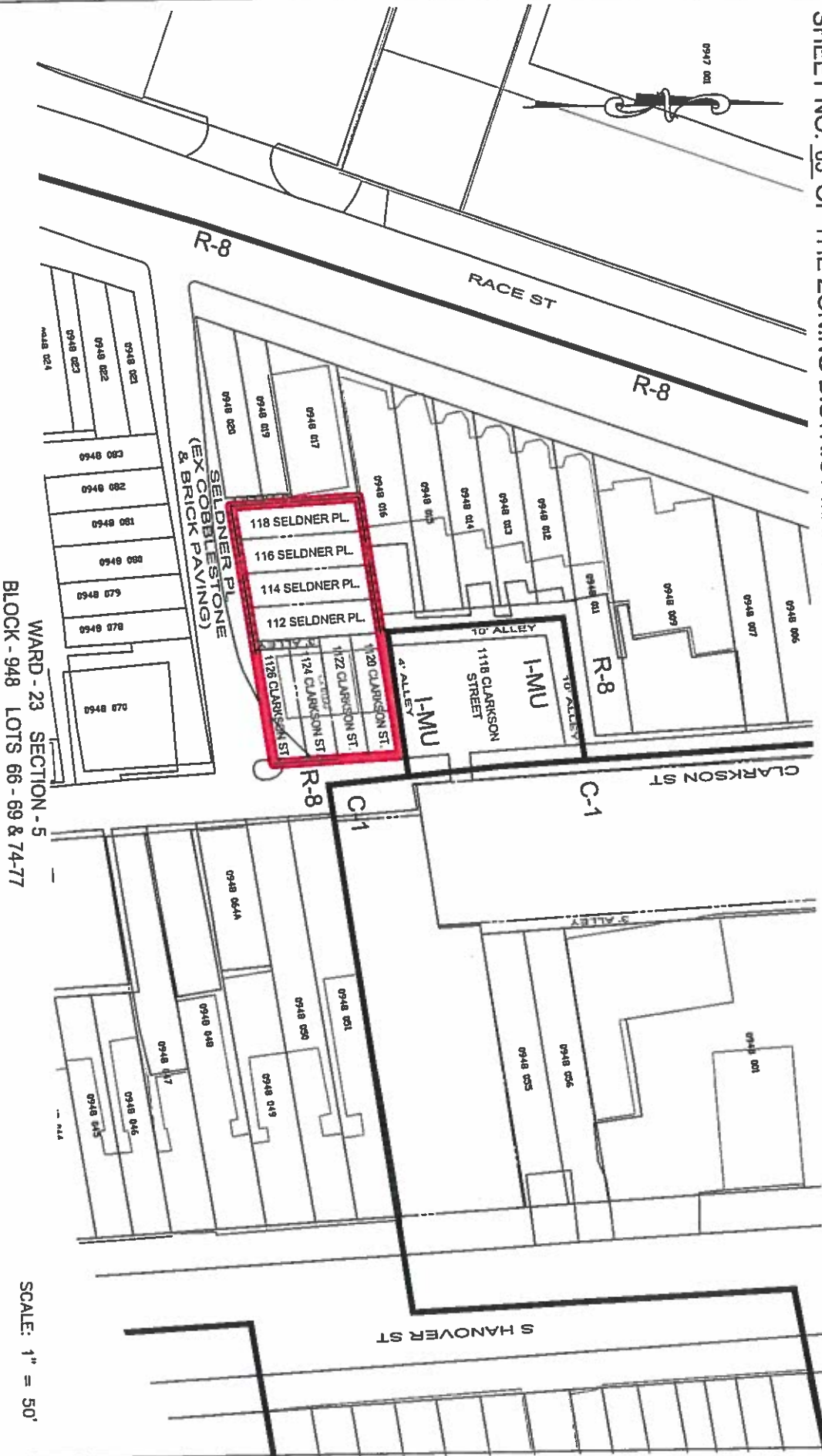
**Colbert Matz Rosenfelt, Inc.**  
 Engineers \* Surveyors \* Planners  
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NOTE:

IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120-1126 CLARKSON ST. AND NO. 112-118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

WARD - 23 SECTION - 5  
BLOCK - 948 LOTS 66 - 69 & 74-77

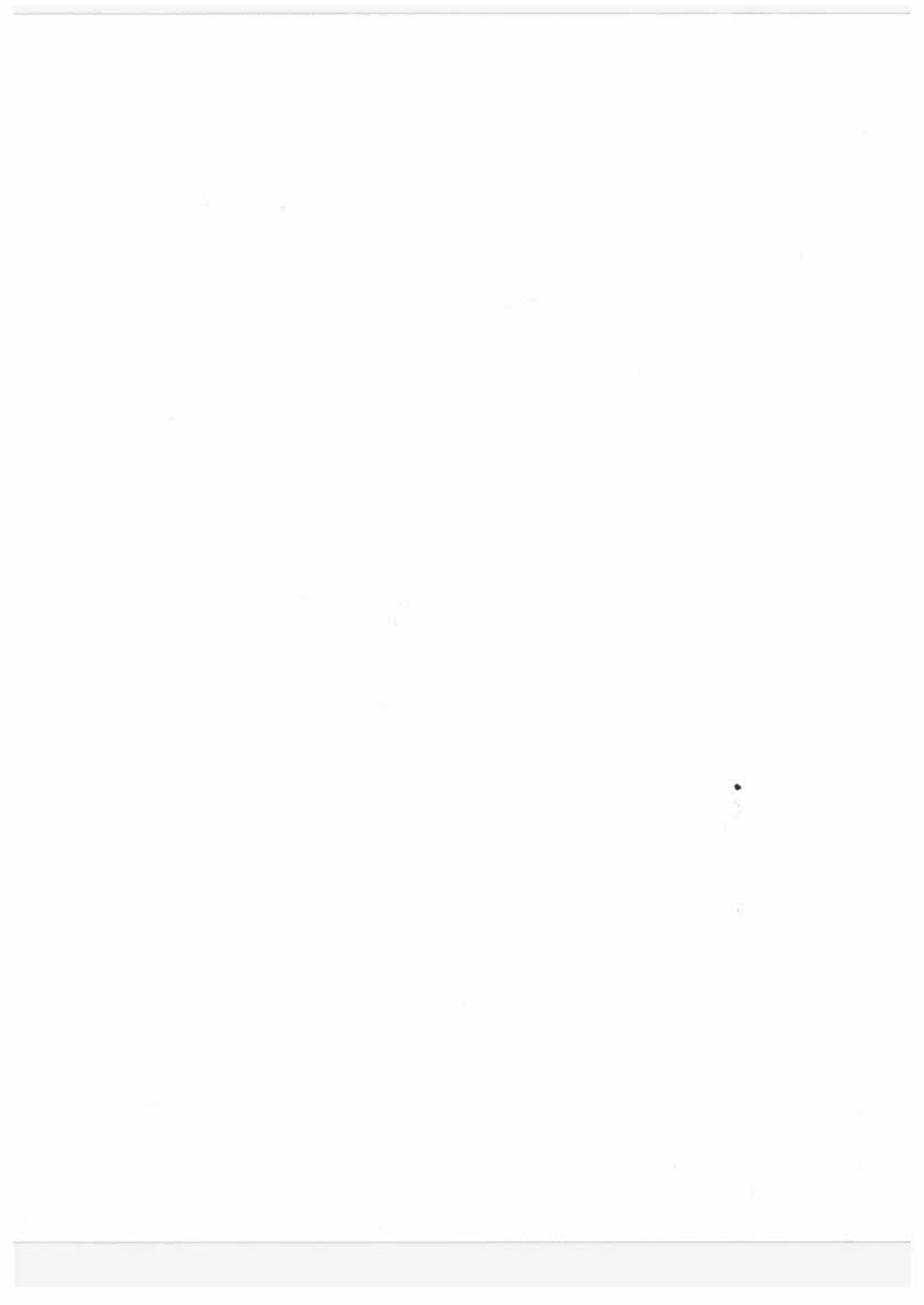
SCALE: 1" = 50'

*Scott Ely*  
MAYOR

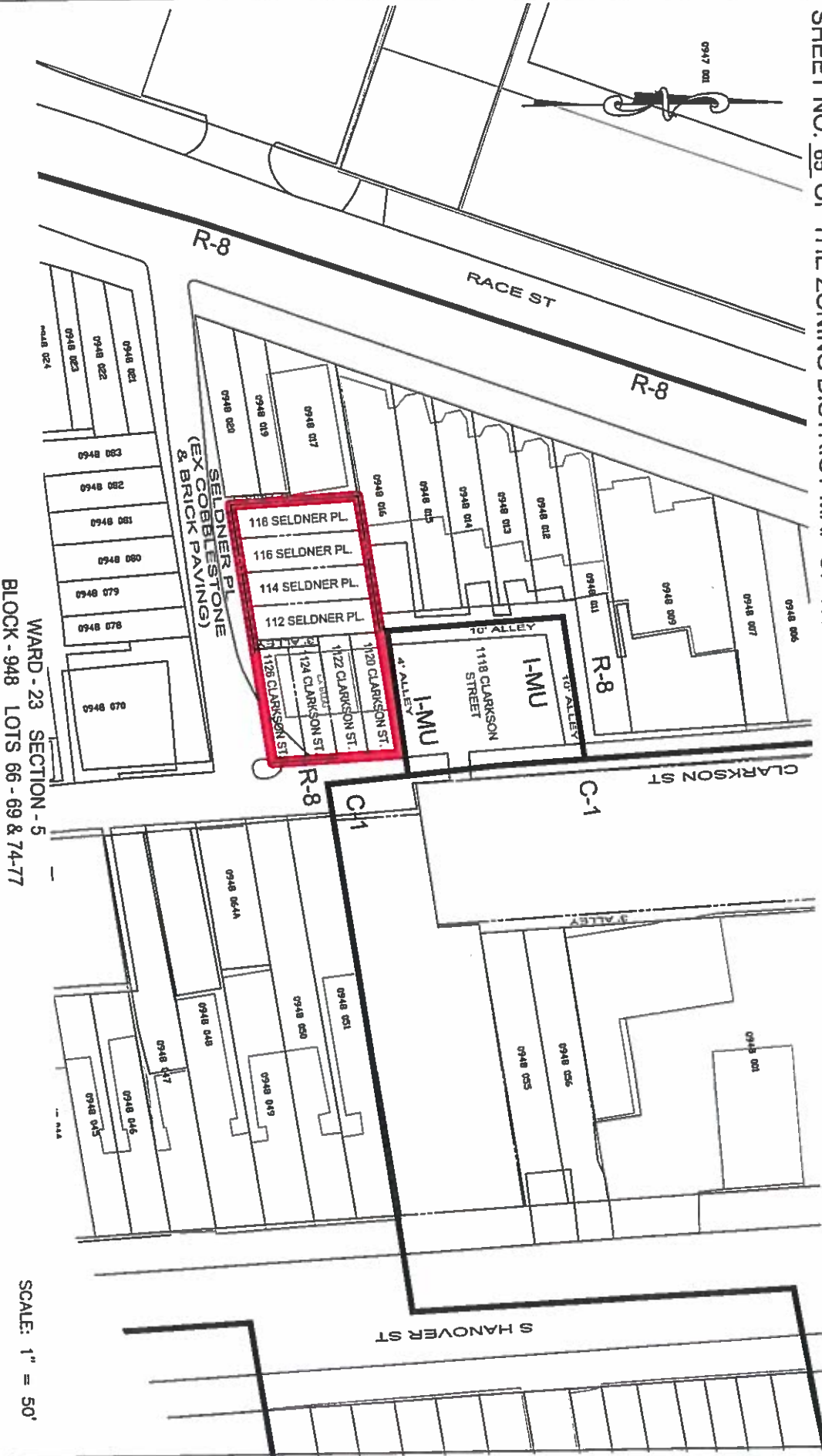
*Paul P. Johnson*  
PRESIDENT CITY COUNCIL

**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.



NOTE:


IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120-1126 CLARKSON ST. AND NO. 112-118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

WARD - 23 SECTION - 5  
BLOCK - 948 LOTS 66 - 69 & 74-77

SCALE: 1" = 50'

*[Signature]*  
MAYOR  
*[Signature]*  
PRESIDENT CITY COUNCIL

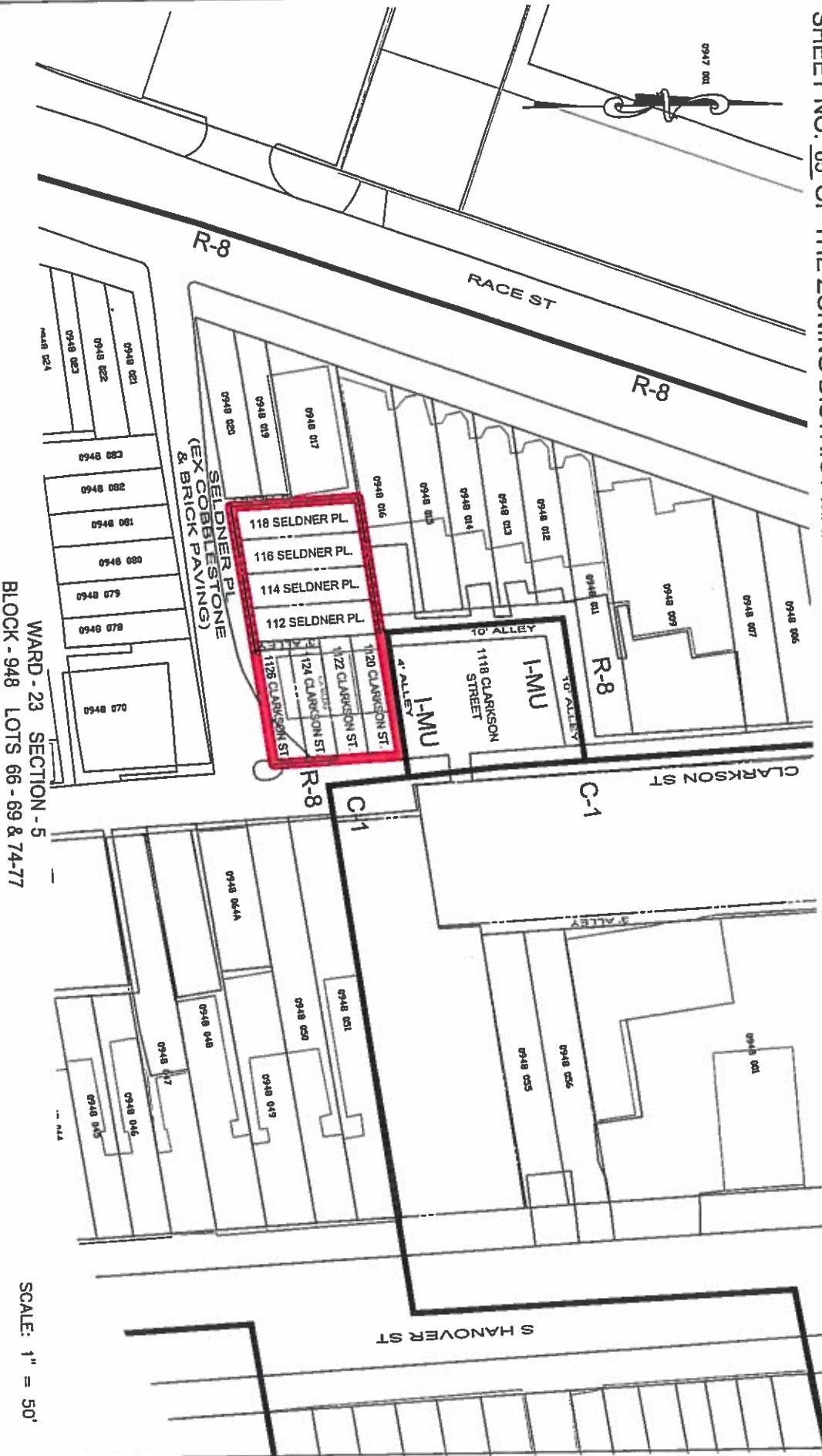
**Colbert Matz Rosenfell, Inc.**  
Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953







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



NOTE:

IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120-1126 CLARKSON ST. AND NO. 112-118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

WARD - 23 SECTION - 5  
BLOCK - 948 LOTS 66 - 69 & 74-77


SCALE: 1" = 50'

*[Signature]*  
MAYOR

*[Signature]*  
PRESIDENT CITY COUNCIL

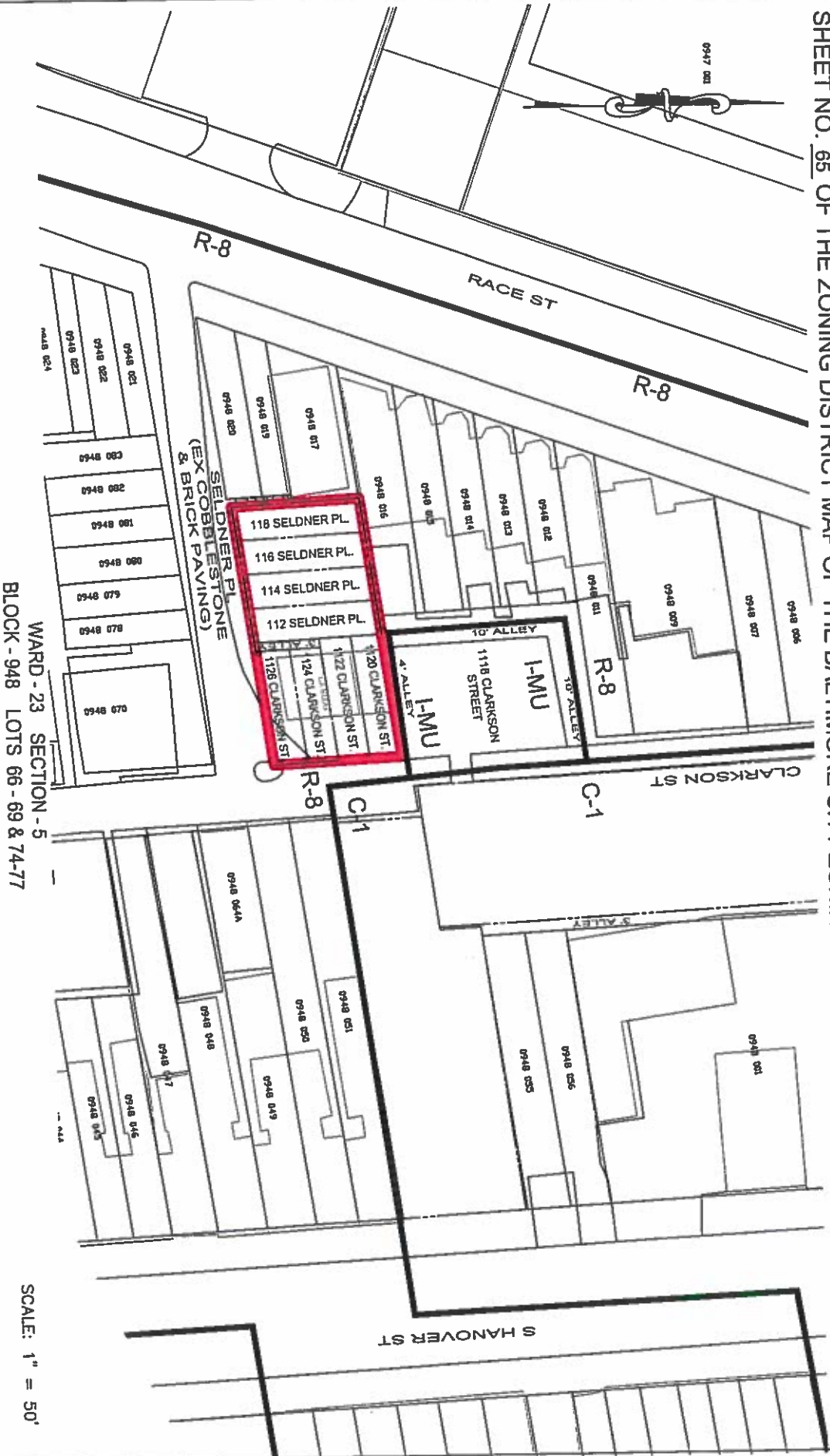
**Colbert Matz Rosenfelt, Inc.**  
Engineers \* Surveyors \* Planners

2835 Smith Avenue, Suite C  
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Facsimile: (410) 653-7953





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



NOTE:

IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120-1126 CLARKSON ST. AND NO. 112-118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

WARD - 23 SECTION - 5  
BLOCK - 948 LOTS 66 - 69 & 74-77

SCALE: 1" = 50'

*[Signature]*  
MAYOR

*[Signature]*  
PRESIDENT CITY COUNCIL

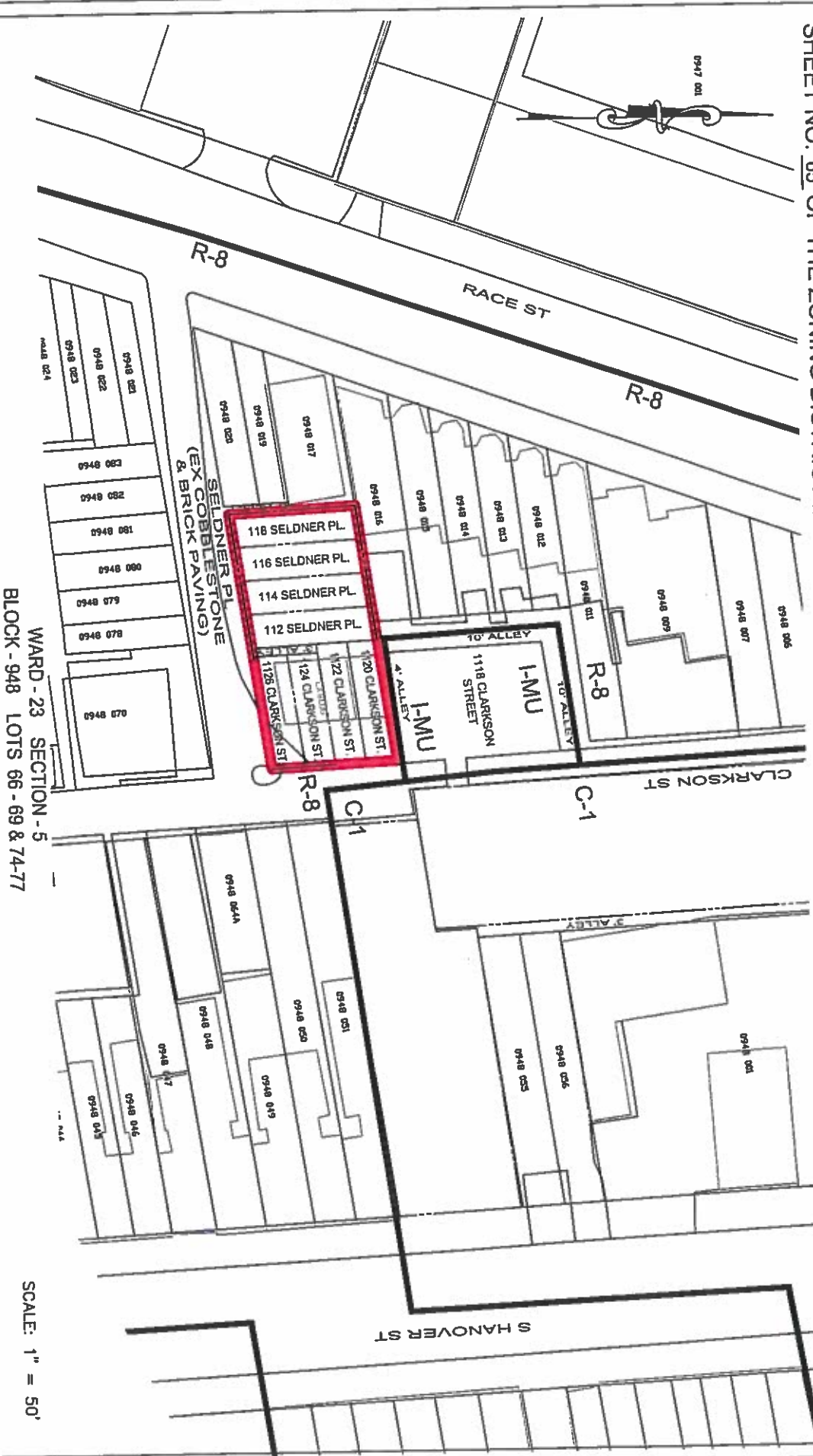
**Colbert Matz Rosentfeld, Inc.**  
Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
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Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



Handwritten mark or signature



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



NOTE:


IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120-1126 CLARKSON ST. AND NO. 112-118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

WARD - 23 SECTION - 5  
 BLOCK - 948 LOTS 66 - 69 & 74-77

SCALE: 1" = 50'

*John E. P. V.*  
 MAYOR  
*David C. ...*  
 PRESIDENT CITY COUNCIL

**Colbert Matz Rosentfeld, Inc.**  
 Engineers \* Surveyors \* Planners  
 2835 Smith Avenue, Suite C  
 Baltimore, Maryland 21209  
 Telephone: (410) 653-3838  
 Facsimile: (410) 653-7953





AMENDMENTS TO COUNCIL BILL 17-0070  
(1<sup>st</sup> Reader Copy)

APPROVED FOR FORM  
STYLE AND TEXTUAL SUFFICIENCY

7-24-17

DEPT LEGISLATIVE REFERENCE

By: Land Use and Transportation Committee

**Amendment No. 1**

On page 1, in lines 19 and 20, strike “condition that the” and substitute “following conditions:”

1. The site plan titled “Schematic Site Plan/Proposed Mixed Use Development w/Parking Lot/Union Brothers/1120 South Hanover Street/Lots 4, 52/54, 65-69, 74-77”, dated April 12, 2017 and prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, is attached to and made part of this Ordinance.
2. The”;

and, on the same page, in line 20, strike “complies” and substitute “must comply”.

**ADOPTED**

ALPHABET

# BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION COMMITTEE VOTING RECORD

DATE: July 19, 2017

BILL NUMBER: 17-0070

BILL TITLE: ZONING - CONDITIONAL USE PARKING, OPEN OFF-STREET AREA - 1120, 1122, 1124,, AND 1126 CLARKSON STREET AND 112, 114, 116, AND 118 SELDNOR PLACE

MOTION BY: Costello                      SECONDED BY: Clark

- FAVORABLE                                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                                       WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chairman	<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 checked="" 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<u>7</u>			

CHAIRPERSON: Edward Dorsey

COMMITTEE STAFF: Marshall C. Bell      Initials: MCB



10/10

10/10

10/10

10/10

# LAND USE AND TRANSPORTATION COMMITTEE

## FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

### City Council Bill No. 17-0070

**Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124, and 1126 Clarkson Street And 112, 114, 116, And 118 Seldner Place**

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

#### Title 14-204

Upon finding that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article

#### Title 14-205

**ADOPTED**


After consideration of:


- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

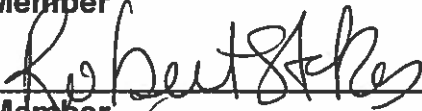
ADDITIONAL

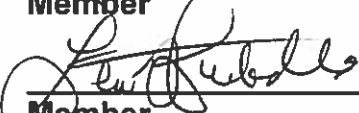
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for fire and police protection;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks;
- (9) the provisions of the City Master Plan;
- (10) the provisions of any applicable Urban Renewal Plan;
- (11) all applicable standards and requirements of this article;
- (12) any other matters considered to be in the interest of the general welfare.

**LAND USE AND TRANSPORTATION COMMITTEE:**

  
Chairman

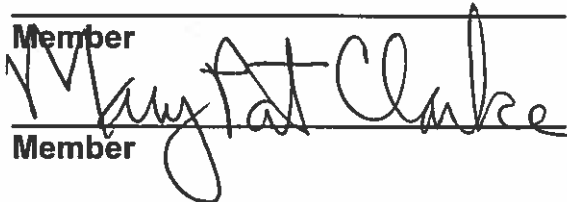
  
Member

  
Member

  
Member

  
Member

  
Member

  
Member





# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11362619  
Case #: 17-0070  
Description:

Bill No. 17-0070 The Land Use and Transportation Committee of the Baltimore City Council w

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

6/30/2017

Darlene Miller, Public Notice Coordinator  
(Representative Signature)

**BALTIMORE CITY COUNCIL**  
**PUBLIC HEARING ON BILL NO. 17-0070**  
 The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 19, 2017 at 1:15 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. 17-0070.

**CC 17-0070 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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.**

BY authority of  
 Article - Zoning  
 Section(s) 4-1103(1) and 14-102  
 Baltimore City Revised Code  
 (Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.  
**EDWARD REISINGER**  
 Chair

je30

**RECEIVED**  
 JUL 14 2017  
 BALTIMORE CITY COUNCIL  
 PRESIDENT'S OFFICE



**CERTIFICATE OF POSTING**

RE: Case No. CCB 17-0070

Date of Hearing 7/19/17

**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 \_\_\_\_\_

1126 Clarkson Street (@ NWC of SeldnerPl.)

on 7/3/17

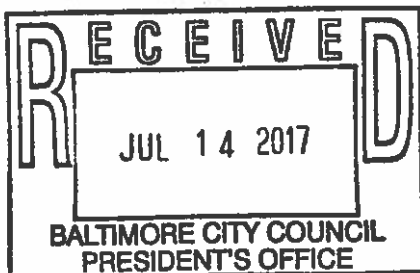
Sincerely,

\_\_\_\_\_  
**Richard E. Hoffman**

\_\_\_\_\_  
**904 Dellwood Drive**

\_\_\_\_\_  
**Fallston, Md, 21047**

\_\_\_\_\_  
**(443) 243-7360**



CERTIFICATE OF RESOLUTION

The Board of the City of Baltimore

has adopted the following resolution:

Resolved, That the Board of the City of Baltimore

do hereby certify that the following resolution

was adopted by the Board of the City of Baltimore

on the 14th day of July, 1971.

Attest: \_\_\_\_\_

Witness my hand and the seal of the City of Baltimore this 14th day of July, 1971.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Treasurer

\_\_\_\_\_  
City Comptroller

1971-1972

\_\_\_\_\_  
City of Baltimore

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City of Baltimore

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City of Baltimore

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City of Baltimore

\_\_\_\_\_  
City of Baltimore

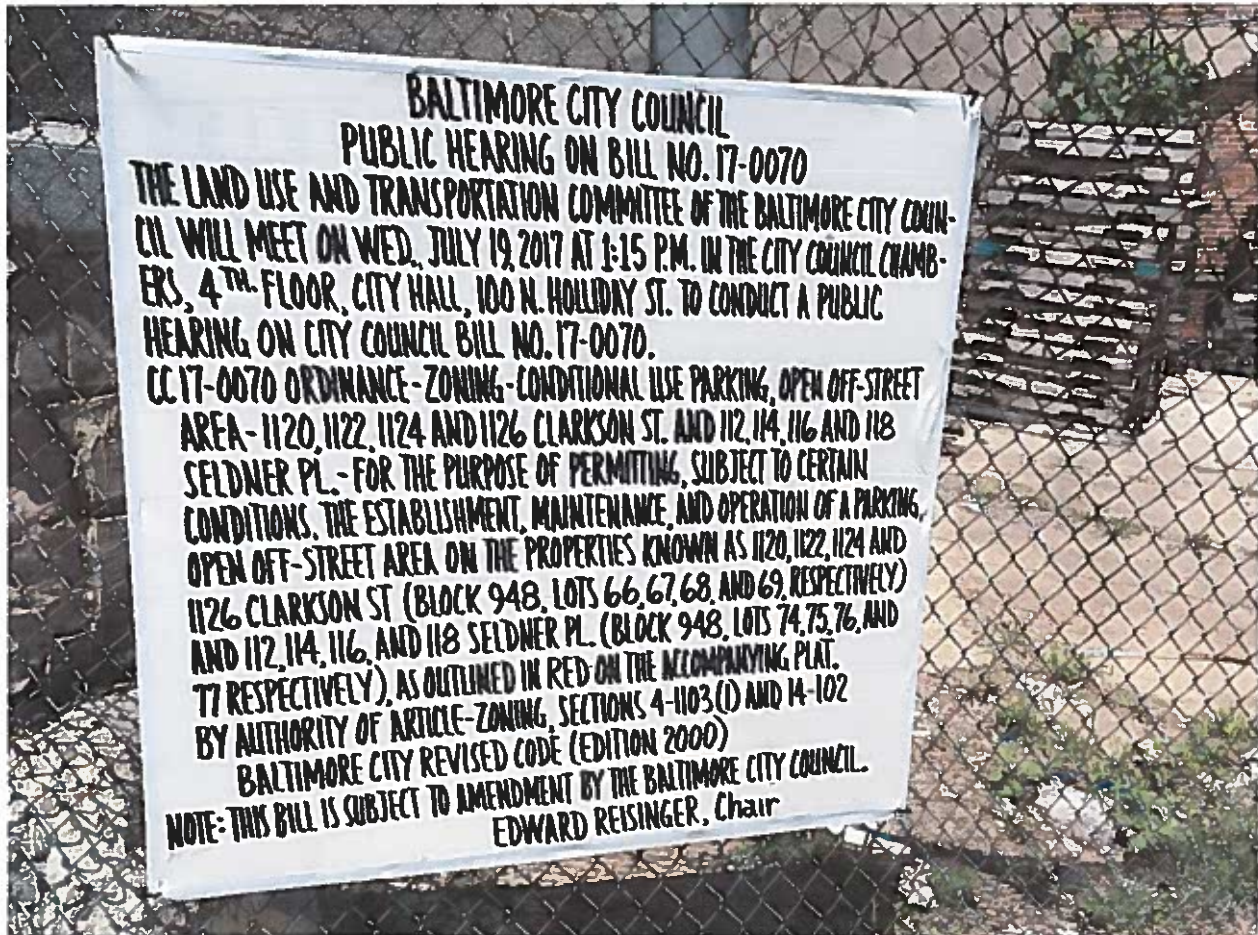


**Certificate of Posting**

**Baltimore City Council**

**Land Use and Transportation Committee**

**City Council Bill No. 17-0070**



**1126 Clarkson Street (@ NWC of Seldner Pl.)**

**Posted 7/3/17**

---

**Richard E. Hoffman**

---

**904 Dellwood Drive**

---

**Fallston, Md. 21047**

---

**443-243-7360**

---





**"NOTICE OF INTRODUCTION" SIGN - POSTING REQUIRED**  
(For Conditional Use, Planned Unit Development and Rezoning Ordinances)

Each applicant requesting authorization of the City Council for a conditional use, a change in the zoning classification of property, or a planned unit development is required to post in a conspicuous place on the property a sign giving notice of the requested authorization or zoning classification change. The property must be posted for at least 30 days beginning one week after the bill is introduced in the City Council. Signs are provided by the Department of Legislative Reference (396-4730) for a \$20.00 fee.

**"NOTICE OF INTRODUCTION" SIGN**

**ZONING NOTICE**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT CITY COUNCIL BILL NO.: 17-0070 HAS BEEN INTRODUCED INTO THE CITY COUNCIL OF BALTIMORE.

THE PROPERTY KNOWN AS: 1120 - 1126 Clarkson Street and 112 - 118 Seidner Place

IS PROPOSED TO BE  REZONED FROM: \_\_\_\_\_ TO \_\_\_\_\_  
 CONDITIONAL USE AS: parking, open off-street area  
 PLANNED UNIT DEVELOPMENT: \_\_\_\_\_ NAME \_\_\_\_\_  
 OTHER: \_\_\_\_\_

BY AUTHORITY OF ARTICLE 30 - ZONING, BALTIMORE CITY CODE

The "Notice of Introduction" sign must be posted on the property as follows:

- A. The sign must be posted in a conspicuous manner on the front side of the property, not over ten feet above the ground level, and where it will be clearly visible and legible to the public.
- B. The sign must be posted not later than one week after introduction of the bill and must remain posted for 30 days thereafter.
- C. The sign must be maintained in good condition the entire time it is posted. Where proposed changes are to be at the rear of the property, the sign must nevertheless be posted on the front of the premises, unless otherwise directed.

FOR DEPARTMENT OF LEGISLATIVE REFERENCE

Property Owner: \_\_\_\_\_

Authorized Representative: \_\_\_\_\_

Address: \_\_\_\_\_

Bill No. 17-0070 Sign Picked Up By: \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

Type of Change Requested by the Bill (check one):

Conditional Use      \_\_\_\_\_ Rezoning      \_\_\_\_\_ Planned Unit Development

**NOTE:**

- Prior to the public hearing on the bill, the Certificate of Posting at the bottom of this form must be dated, signed, and returned to: Baltimore City Council Office; Executive Secretary; Room 409 City Hall; 100 N. Holliday Street, Baltimore, Maryland 21202.
- A second sign ("Notice of Hearing") will be required to be posted before the public hearing. Information about the "Notice of Hearing" sign can be obtained from the Executive Secretary of the Baltimore City Council (396-4800.)



# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100  
<http://www.thedailyrecord.com>

Order #: 11345082  
Case #: Bill No. 17-0070  
Description:

Bill No. 17-0070 The Land Use and Transportation Committee of the Baltimore City Council w

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

5/23/2017

Darlene Miller, Public Notice Coordinator  
(Representative Signature)

### BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0070

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 7, 2017 at 1:30 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. 17-0070.

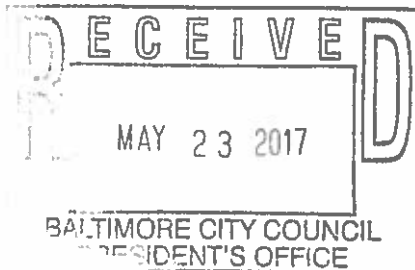
CC 17-0070 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 918, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots 74, 76, 78, and 77, respectively), as outlined in red on the accompanying plat.

BY authority of  
Article - Zoning  
Section(s) 4-1103(1) and 14-102  
Baltimore City Revised Code  
(Edition 2000)

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

**EDWARD REISINGER**  
Chair

my23





TO: Joseph R. Woolman, III, J.R. Woolman, LLC  
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council  
DATE: June 13, 2017  
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -  
CONDITIONAL USE

---

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

**Bill:** City Council Bill No. 17-0070  
**Date:** Wednesday, July 19, 2017  
**Time:** 1:15 p.m.  
**Place:** City Council Chambers, 4<sup>th</sup> floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and
- 2) must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

**Newspaper Advertisement**

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

**Wording for Sign and Newspaper Advertisement**

The information that must be advertised and posted 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 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 A SIGN MUST BE POSTED ON THE PROPERTY **BY TUESDAY, JULY 4, 2017**, AS OUTLINED ON THE PREVIOUS PAGE.

---

BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 17-0070

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 19, 2017 at 1:15 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0070.

CC 17-0070 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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.

By authority of  
Article - Zoning  
Section(s) 4-1103(1) and 14-102  
Baltimore City Revised Code  
(Edition 2000)

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

EDWARD REISINGER

Chair

---

SEND CERTIFICATION OF PUBLICATION TO:

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

SEND BILL FOR THIS ADVERTISEMENT TO:

Joseph R. Woolman, III  
111 South Calvert Street, Suite 2700  
Baltimore, MD 21202  
410-385-5328



TO: Joseph R. Woolman, III, J.R. Woolman, LLC  
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council  
DATE: May 17, 2017  
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -  
CONDITIONAL USE

---

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

**Bill:** City Council Bill No. 17-0070  
**Date:** Wednesday, June 7, 2017  
**Time:** 1:30 p.m.  
**Place:** City Council Chambers, 4<sup>th</sup> floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and
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THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY **BY TUESDAY, MAY 23, 2017**, AS OUTLINED ON THE PREVIOUS PAGE.

---

BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 17-0070

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 7, 2017 at 1:30 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0070.

CC 17-0070 **ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place** - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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.

By authority of  
Article - Zoning  
Section(s) 4-1103(1) and 14-102  
Baltimore City Revised Code  
(Edition 2000)

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

EDWARD REISINGER

Chair

---

SEND CERTIFICATION OF PUBLICATION TO:


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

SEND BILL FOR THIS ADVERTISEMENT TO:

Joseph R. Woolman, III  
111 South Calvert Street, Suite 2700  
Baltimore, MD 21202  
410-385-5328





FROM	NAME & TITLE	Frank J. Murphy, Acting Director	CITY of BALTIMORE  M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0070		

TO The Honorable President and  
Members of the City Council  
c/o Natawna Austin  
Room 400 City Hall

June 5, 2017

I am herein reporting on City Council Bill 17-0070 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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).

The proposed off-street parking area will be used to service proposed mixed-use redevelopment in the area.

The Department of Transportation has no objection to this bill this bill.

Thank you for this opportunity to comment.

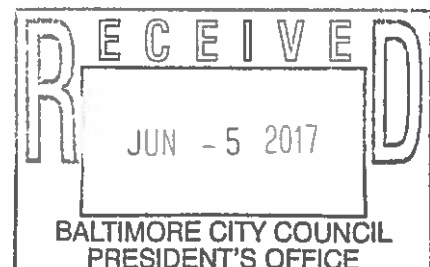
Respectfully,



Frank J. Murphy  
Acting Director

FJM/PAF

Cc: Karen Stokes, Mayor's Office  
Kyron Banks, Mayor's Office



*No  
obj*





**BALTIMORE  
HOUSING**

CATHERINE E. PUGH  
Mayor

PAUL T. GRAZIANO  
Executive Director, HAHC  
Commissioner, HCD

## MEMORANDUM

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

From: Michael Braverman, Acting Commissioner <sup>(MB)</sup>

Date: May 25, 2017

Re: City Council Bill 17-0070 - 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

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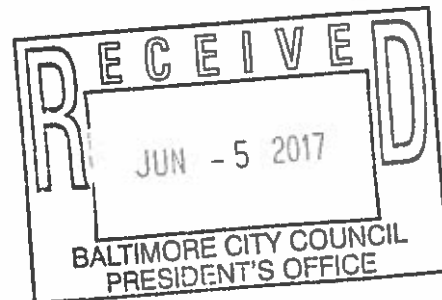
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0070 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson 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).

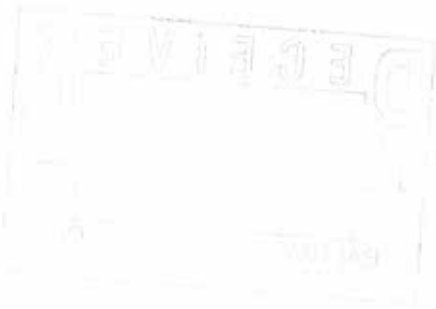
If enacted, this bill would allow surface parking in the Sharp-Leadenhall community to support a mixed-use, commercial and retail development across Clarkson Street.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0070.

MB:sd

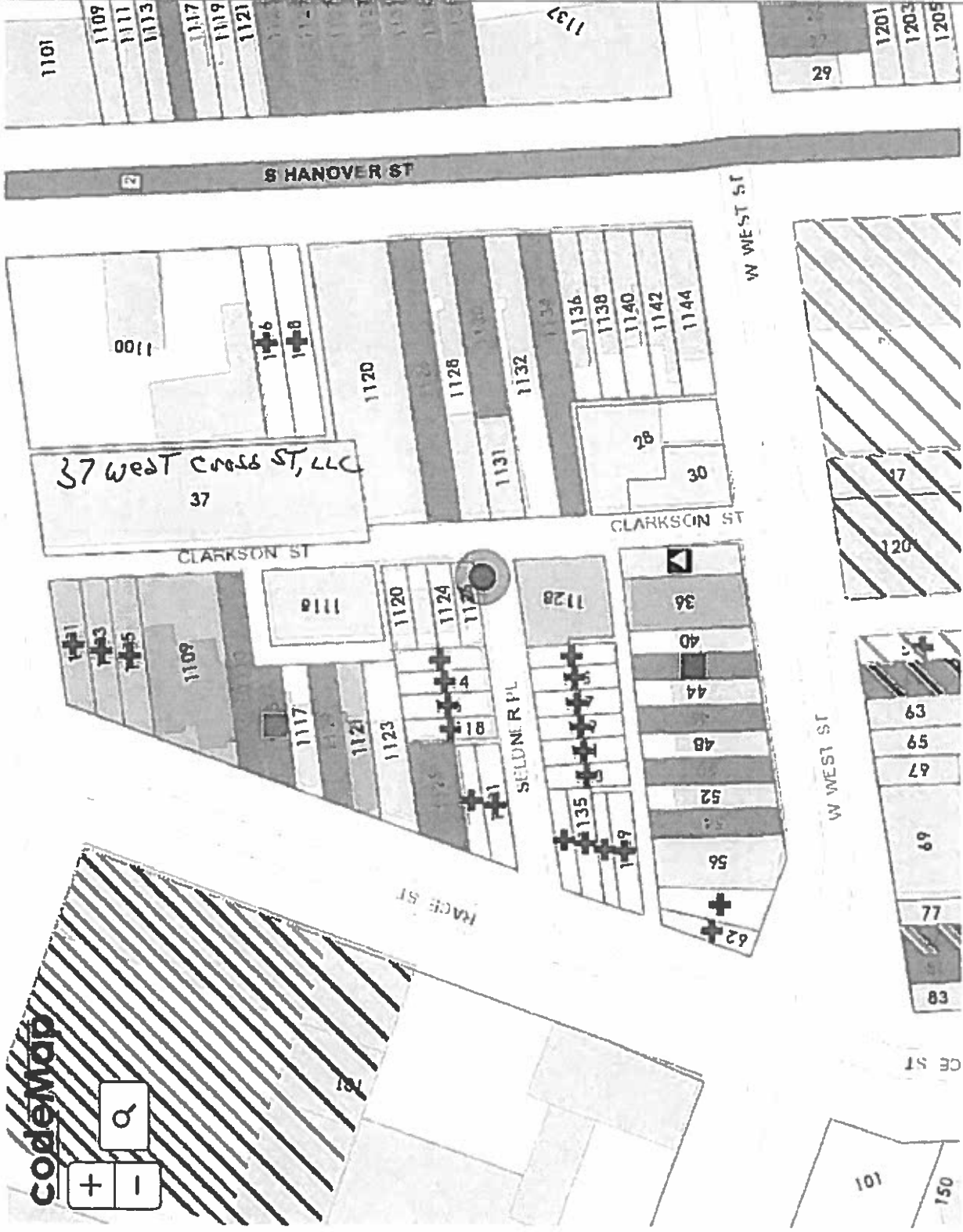
cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*





17

**codeMap**



# Contents

- Focus Areas
- Funded De
- Funded Det
- Comm De
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- Project C
- Projec
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- FY17/1
- Propos
- Projec
- Non-Proj
- Non-
- Non-
- Potentia
- Green Netv
- EOG Result
- Demo Work
- BRNI, CL, C
- Demolition
- Likely Unoc
- BPD
- HABC Scaff
- HO Incentif





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

June 5, 2017

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

Re: City Council Bill No. 17-0070: Zoning – Conditional Use Parking, Off-Street  
Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118  
Seldner Place

Ladies and Gentlemen:

City Council Bill No. 17-0070 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. 17-0070 is to permit, subject to certain conditions,  
the establishment, maintenance, and operation of a parking, open off-street area on 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.

The BMZA has reviewed the legislation and has reviewed the Department of Planning  
Staff Report and recommendations and concurs with the Planning Commission response  
recommending that the site plan titled "Schematic Site Plan/Proposed Mixed Use  
Development Plan with Parking Lot/Union Brothers/1120 South Hanover Street/Lots 4,  
52/54, 65-69, 74-77" dated 04/12/17, which includes the plan for this open off-street  
parking area, be attached to the bill and made part of the legislation; and recommends  
Bill Number 17-0049 be amended and passed.

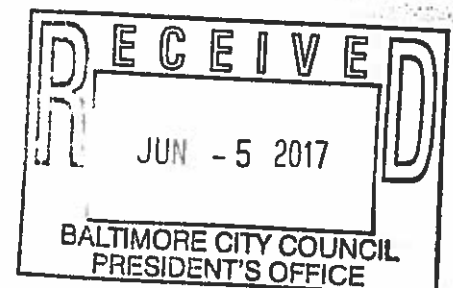
The Board recommends that City Council Bill No. 17-0070 be amended and passed.

Sincerely,

David C. Tanner  
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations  
Legislative Reference



*Fav of Amend*



CITY OF BALTIMORE

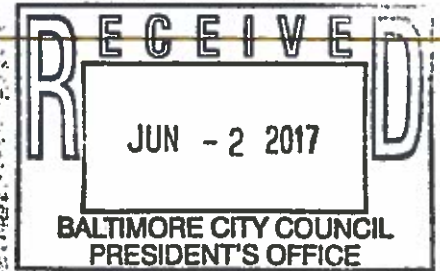
CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall  
Baltimore, Maryland 21202

June 2, 2013



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

Re: City Council Bill 17-0070 – Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124 and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0070 for form and legal sufficiency. The bill would permit the establishment, maintenance, and operation of a Parking, open off-street area on the properties outlined on the plat submitted with the bill.

The subject properties were zoned R-8 (General Residence District) under the Zoning Code in existence at the time of the filing of this bill. See Zoning Code of Baltimore City (“ZC”). The conditional uses that require the enactment of an ordinance in an R-8 zone under that Zoning Code include “Parking, open off-street areas, other than accessory, for the parking of 3 or more motor vehicles.” ZC §§4-1004; 4-1104. A conditional use is the subject of this proposed ordinance; accordingly, the ordinance satisfies the above requirements.

It is lawful to proceed under the requirements in the Zoning Code in existence at the time of the filing of this bill because under Section 2-203(k)(1) of the current Zoning Code (“Transform Baltimore”), codified in Article 32 of the City Code, any application that is submitted and considered complete before the effective date of Article 32 is governed by the Zoning Code in existence at the time of filing. City Code, Art. 32, §2-203(k)(1). If this application was considered complete before the effective date of Article 32, it is proper to analyze the application and follow the procedures outlined by the Zoning Code in existence at the time of the filing.

The Law Department also notes that the Report of the Planning Commission (“Report”) provides findings of fact that would support the authorization of this conditional use under the standards in Title 14 of the Zoning Code in existence at the time of the filing of this bill. The Planning Commission has recommended that a site plan be attached and incorporated as part of the conditions if the City Council were to approve this bill. So long as the City Council finds that the site plan meets the criteria in Section 14-103 (Imposition of Conditions) of the Zoning Code in effect at the time of the filing of this bill, the Law Department would have no objection to the amendment.

*no obj w/  
comments*



Pursuant to the City Zoning Code in effect at the time of the filing, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. *See* ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. *See* ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* ZC § 16-403.

Subject to the foregoing comments, the Law Department can approve this bill and the Planning Commission's suggested amendment for form and legal sufficiency.

Very truly yours,



Hilary Ruley  
Chief Solicitor

cc: David Ralph, Interim City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Victor Tervalá, Chief Solicitor  
Jennifer Landis, Assistant Solicitor





TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0070 / Zoning – Conditional Use Parking, Open Off-Street Area – 1120 Clarkson St., etc.

CITY of  
BALTIMORE

**MEMO**



**TO**

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

DATE: May 25, 2017

At its regular meeting May 25, 2017, the Planning Commission considered City Council Bill #17-0070, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #17-0070, and adopted the following resolution. seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0070 be amended and passed as amended by the City Council. The amendment recommended by the Planning Commission states: The site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, is attached to this bill, and made part of the legislation.

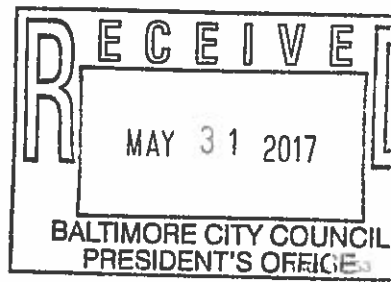
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)

*Fav w/ Amend*





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. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Mr. Patrick Fleming, DOT  
Ms. Elena DiPietro, Law Dept.  
Ms. Natawna Austin, Council Services  
Mr. Francis Burnszynski, PABC  
Mr. Joseph Woolman (for 37 West Cross Street LLC)





Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

May 25, 2017

**REQUEST:** City Council Bill #17-0070/ Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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.

**RECOMMENDATION:** Amendment, and Approval with the following amendment:

- That the site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, is attached to this bill, and made part of the legislation.

**STAFF:** Martin French

**PETITIONERS:** Councilman Costello, at the request of Joseph R. Woolman, esq. on behalf of 37 West Cross Street LLC

**OWNER:** 37 West Cross Street LLC

#### **SITE/GENERAL AREA:**

**Site Conditions:** These properties are located at the northwest corner of the intersection of Clarkson Street and Seldner Place. The 1931 Police Survey recorded 1118-1126 Clarkson Street being used for storage of wagons. Only 114 Seldner Place has a record stating that the building on it was razed in October of 1927, and consequently the 1931 Police Survey recorded no use of the property. In 2003 a Zoning Violation Notice was issued for 112-118 Seldner Place being used as a storage yard in violation of regulations for the R-8 Zoning District, reflecting unimproved conditions for these unconsolidated lots which originally were developed as rowhousing in the 19<sup>th</sup> Century.

**General Area:** This site is in the southern part of a residential, commercial, and industrial mixed-use area now known as Sharp-Leadenhall that is comprised of two-story and three-story attached dwellings with non-residential uses such as churches, small retail establishments, and other commercial properties present, of which 1118 Clarkson Street (a former furniture



factory) which adjoins this parking lot site is an example. Across Race Street one block to the west of this site is the new Stadium Square residential mixed-use development approved by the Planning Commission several years ago.

#### **HISTORY:**

This property is located in the former Sharp-Leadenhall Urban Renewal Plan Area; this Plan was adopted in 1974 and expired in 2016. It was also subject to consideration for rezoning during the TransForm Baltimore process (see Background, below).

#### **CONFORMITY TO PLANS:**

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Live Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City; and Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

#### **ANALYSIS:**

Background: As of this moment, and for 11 more days, the "Union Brothers" site is zoned R-8 under the 1971 Zoning Code, reflective of the single-family attached and multiple-family dwellings that predominate in this community. The Planning Commission, in developing the map for the new TransForm Baltimore zoning code, carefully studied the existing conditions of this site and its immediate area and concluded that R-8 zoning along Seldner Place and 1120-1126 Clarkson Street should remain, with rezoning of 1118 Clarkson Street to I-MU (Industrial Mixed-Use) to reflect the potential of the existing furniture factory building for adaptive re-use, representing the best use of the western part of the site. The Planning Commission further studied the non-residential areas across Clarkson Street from this site, and proposed rezoning them to C-1 (Commercial). As C-1 is a community-oriented level of commercial zoning, it would encourage redevelopment of that immediate area with community-oriented enterprises. The Mayor and City Council concurred with the Planning Commission's recommendations in adopting the new Zoning Code and its map which will be effective on and after June 5, 2017. This is the combination of new zones scheduled to become effective June 5, 2017 that will shape the proposed "Union Brothers" redevelopment of this immediate area. City Council Bill #17-0070 would authorize the open off-street parking area that is needed to service this proposed mixed-use redevelopment.

Land Use and Urban Design: Planning staff met with the petitioner and petitioner's consulting engineers to discuss redevelopment of the entire "Union Brothers" site, including the properties that are the subject of City Council Bill #17-0070. Because there are existing new residential dwelling structures on the east side of Race Street to the immediate west of these vacant properties, and because the vacant lots at the northeast corner of Race Street and Seldner Place are also zoned R-8 for residential development, the schematic site plan includes a green buffer area between those structures and vacant lots and the western edge of the proposed parking area. This schematic site plan therefore needs to be made part of this legislation.



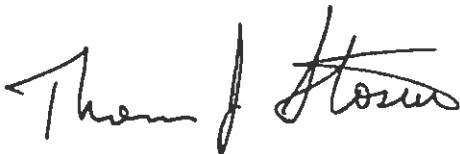


Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Planning staff review of the required considerations of §§ 16-304 and 14-204 of the Zoning Code determined that the proposed open off-street parking area, if constructed in accordance with the schematic site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, would meet all of these standards and considerations. Subject to addition of an amendment to this effect, this bill would be approvable.

Notification: The Sharp-Leadenhall Improvement Association and Councilman Costello were notified of this action.




**Thomas J. Stosur**  
Director





## MEMORANDUM

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

**FROM:** William H. Cole, President and CEO 

**DATE:** May 15, 2017

**SUBJECT:** City Council Bill No. 17-0070  
Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124,  
and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

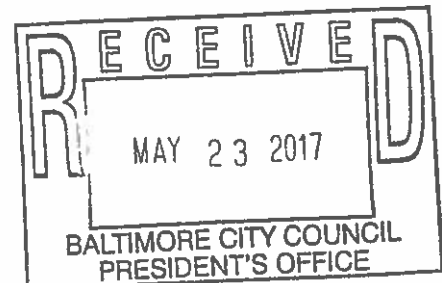
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The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0070, for the purpose of permitting surface parking on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place. If passed, the bill will provide parking for a mixed-use, commercial and retail development located across Clarkson Street that will bring additional employment and economic development to the Sharp-Leadenhall community.

The BDC respectfully requests that favorable consideration is given by the City Council for Bill No. 17-0070.

**cc:** Kyron Banks

sandra.blake/ccbill17/17-0070



F



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

HEARING NOTES

Bill: 17-0070

Zoning - Conditional Use Parking, Open Off-Street Area - 1120, 1122, 1124, And 1126 Clarkson Street And 112, 114, 116, And 118 Seldner Place

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: July 19, 2017
Time (Beginning): 1:20 pm
Time (Ending): 1:25 pm
Location: Clarence "Du" Burns Chamber
Total Attendance: 25

Committee Members in Attendance:
Edward Reisinger Leon Pinkett Mary Pat Clarke
Sharon Green Middleton Ryan Dorsey Eric Costello
Robert Stokes

Bill Synopsis in the file? [X] yes [ ] no [ ] n/a
Attendance sheet in the file? [X] yes [ ] no [ ] n/a
Agency reports read? [X] yes [ ] no [ ] n/a
Hearing televised or audio-digitally recorded? [X] yes [ ] no [ ] n/a
Certification of advertising/posting notices in the file? [X] yes [ ] no [ ] n/a
Evidence of notification to property owners? [X] yes [ ] no [ ] n/a
Final vote taken at this hearing? [X] yes [ ] no [ ] n/a
Motioned by: Councilmember Costello
Seconded by: Councilmember Clarke
Final Vote: Fav. with Amendments

Major Speakers
(This is not an attendance record.)

- Martin French, Department of Planning



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### Major Issues Discussed

1. Planning Department very briefly testified in support of the ordinance, giving special emphasis to the required *findings of fact* (articulating the same information contained in the Department's submitted written report). He concluded his presentation by submitting the planning demaprment's amendments to the bill for the Committee's consideration.
2. All other departments and agencies stood by their submitted written reports.

### Further Study

Was further study requested?

Yes  No

If yes, describe.

---

Marshall C. Bell, Committee Staff

Date: July 21, 2017

cc: Bill File  
OCS Chrono File











**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 L. Reisinger  
Chairman**

**PUBLIC HEARING**

**WEDNESDAY, JULY 19, 2017**

**1:15 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

***City Council Bill #17-0070***

***Zoning – Conditional Use Parking, Open Off-Street Area –  
1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118  
Seldner Place***

## CITY COUNCIL COMMITTEES

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

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

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*Staff: D'Paul Nibber*

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Leon Pinkett  
Robert Stokes  
*Staff: Marshall Bell*

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Shannon Sneed  
Zeke Cohen  
Leon Pinkett  
Isaac "Yitzy" Schleifer  
*Staff: Marshall Bell*

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



## BILL SYNOPSIS

**Committee:** Land Use and Transportation

**Bill 17-0070**

---

**Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124, And 1126 Clarkson Street And 112, 114, 116, And 118 Seldner Place**

---

**Sponsor:** Councilmember Costello  
**Introduced:** May 8, 2017

**Purpose:**

**FOR the purpose of** permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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.

**Effective:** 30th Day after Enactment

**Hearing Date/Time/Location:** Wednesday, July 19, 2017/1:15 PM/Clarence "Du" Burns Chambers

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### Agency Reports

Planning Commission	Favorable/Amend
Department of Law	No Objection/Comments
Department of Housing and Community Development	Favorable
Board of Municipal and Zoning Appeals	Favorable/Amend
Baltimore Development Corporation	Favorable
Department of Transportation	No Objection



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## Analysis

### Current Law

Article – Zoning; Section(s) 4-1103(1) and 14-102; Baltimore City Revised Code (Edition 2000)

### Background

CC Bill 17-0070, if approved, would permit, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property 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). These properties are located at the northwest corner of the intersection of Clarkson Street and Seldner Place, in the southern part of a residential, commercial and industrial mixed-use area now known as Sharp-Leadenhall that is comprised of two-story and three-story attached dwelling with non-residential uses such as churches, small retail establishments, and other commercial properties.

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Live Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City; and Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Planning Department staff report

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Analysis by: Marshall Bell  
Analysis Date: June 7, 2017



Direct Inquiries to: 410-396-1091





**CITY OF BALTIMORE  
COUNCIL BILL 17-0070  
(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: May 8, 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                                   **Zoning – Conditional Use Parking, Open Off-Street Area –**  
3                                   **1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
5 operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and  
6 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116,  
7 and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red  
8 on the accompanying plat.

9 BY authority of

10       Article - Zoning  
11       Section(s) 4-1103(1) and 14-102  
12       Baltimore City Revised Code  
13       (Edition 2000)

14       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is granted for the establishment, maintenance, and operation of a parking, open off-  
16 street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948,  
17 Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots  
18 74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this Ordinance, in  
19 accordance with Baltimore City Zoning Code §§ 4-1103(1) and 14-102, subject to the condition  
20 that the parking, open off-street area complies with all applicable federal, state, and local  
21 licensing and certification requirements.

22       **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
23 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
24 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
25 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
26 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the

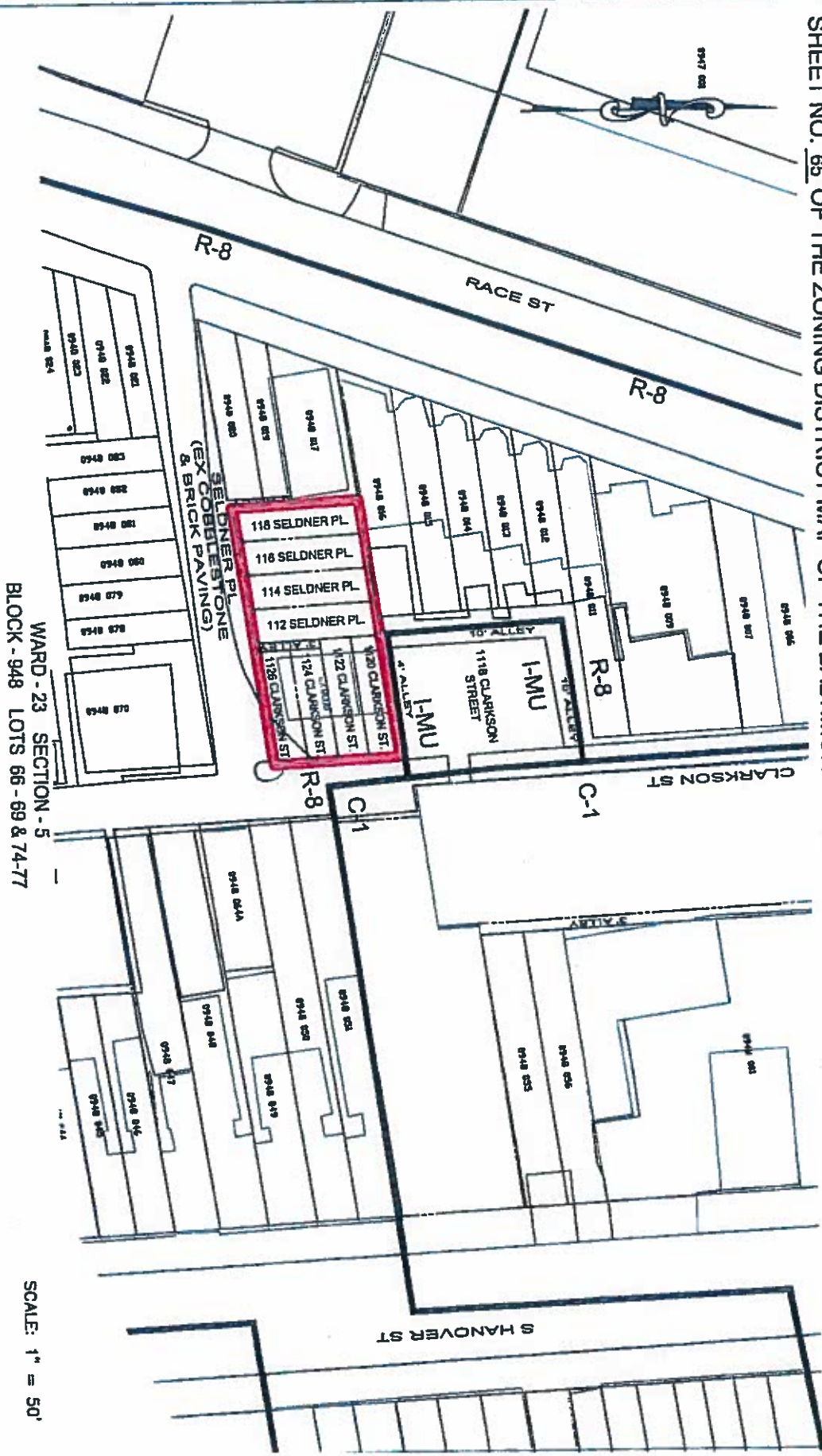
EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 17-0070**

1 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
2 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
3 the Zoning Administrator.

4 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
5 after the date it is enacted.

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




WARD - 23 SECTION - 5  
 BLOCK - 948 LOTS 66 - 69 & 74-77

SCALE: 1" = 50'

NOTE:  
 IN CONNECTION WITH THE PROPERTIES KNOWN AS NO. 1120 - 1128 CLARKSON ST.  
 AND NO. 112 - 118 SELDNER PL. THE APPLICANT WISHES TO REQUEST THE  
 CONDITIONAL USE OF THE AFOREMENTIONED PROPERTIES AS A PARKING, OPEN  
 OFF-STREET AREA (PARKING LOT), AS OUTLINED IN RED ABOVE.

MAYOR  
 PRESIDENT CITY COUNCIL

**Colbert Matz Rosenfelt, Inc.**  
 Engineers • Surveyors • Planners  
 2835 Smith Avenue, Suite C  
 Baltimore, Maryland 21209  
 Telephone: (410) 653-3838  
 Facsimile: (410) 653-7953





**LAND USE  
AND  
TRANSPORTATION  
COMMITTEE**

**CC#: 17-0070**

**AGENCY  
REPORTS**



<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0070 / Zoning – Conditional Use Parking, Open Off-Street Area – 1120 Clarkson St., etc.

CITY of  
BALTIMORE  
**MEMO**



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

DATE: May 25, 2017

At its regular meeting May 25, 2017, the Planning Commission considered City Council Bill #17-0070, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #17-0070, and adopted the following resolution, seven members being present (seven in favor):

**RESOLVED**, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0070 be amended and passed as amended by the City Council. The amendment recommended by the Planning Commission states: The site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area. is attached to this bill, and made part of the legislation.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.


TJS/WA

Attachment

cc: (next page)



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. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Mr. Patrick Fleming, DOT  
Ms. Elena DiPietro, Law Dept.  
Ms. Natawna Austin, Council Services  
Mr. Francis Burnszynski, PABC  
Mr. Joseph Woolman (for 37 West Cross Street LLC)





Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

## STAFF REPORT



Thomas J. Stosur  
Director

May 25, 2017

**REQUEST:** City Council Bill #17-0070/ Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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.

**RECOMMENDATION:** Amendment, and Approval with the following amendment:

- That the site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, is attached to this bill, and made part of the legislation.

**STAFF:** Martin French

**PETITIONERS:** Councilman Costello, at the request of Joseph R. Woolman, esq. on behalf of 37 West Cross Street LLC

**OWNER:** 37 West Cross Street LLC

### **SITE/GENERAL AREA:**

**Site Conditions:** These properties are located at the northwest corner of the intersection of Clarkson Street and Seldner Place. The 1931 Police Survey recorded 1118-1126 Clarkson Street being used for storage of wagons. Only 114 Seldner Place has a record stating that the building on it was razed in October of 1927, and consequently the 1931 Police Survey recorded no use of the property. In 2003 a Zoning Violation Notice was issued for 112-118 Seldner Place being used as a storage yard in violation of regulations for the R-8 Zoning District, reflecting unimproved conditions for these unconsolidated lots which originally were developed as rowhousing in the 19<sup>th</sup> Century.

**General Area:** This site is in the southern part of a residential, commercial, and industrial mixed-use area now known as Sharp-Leadenhall that is comprised of two-story and three-story attached dwellings with non-residential uses such as churches, small retail establishments, and other commercial properties present, of which 1118 Clarkson Street (a former furniture

factory) which adjoins this parking lot site is an example. Across Race Street one block to the west of this site is the new Stadium Square residential mixed-use development approved by the Planning Commission several years ago.

**HISTORY:**

This property is located in the former Sharp-Leadenhall Urban Renewal Plan Area; this Plan was adopted in 1974 and expired in 2016. It was also subject to consideration for rezoning during the TransForm Baltimore process (see Background, below).

**CONFORMITY TO PLANS:**

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Live Goal 1, Objective 2: Strategically Redevelop Vacant Properties Throughout the City; and Earn Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

**ANALYSIS:**

Background: As of this moment, and for 11 more days, the "Union Brothers" site is zoned R-8 under the 1971 Zoning Code, reflective of the single-family attached and multiple-family dwellings that predominate in this community. The Planning Commission, in developing the map for the new TransForm Baltimore zoning code, carefully studied the existing conditions of this site and its immediate area and concluded that R-8 zoning along Seldner Place and 1120-1126 Clarkson Street should remain, with rezoning of 1118 Clarkson Street to I-MU (Industrial Mixed-Use) to reflect the potential of the existing furniture factory building for adaptive re-use, representing the best use of the western part of the site. The Planning Commission further studied the non-residential areas across Clarkson Street from this site, and proposed rezoning them to C-1 (Commercial). As C-1 is a community-oriented level of commercial zoning, it would encourage redevelopment of that immediate area with community-oriented enterprises. The Mayor and City Council concurred with the Planning Commission's recommendations in adopting the new Zoning Code and its map which will be effective on and after June 5, 2017. This is the combination of new zones scheduled to become effective June 5, 2017 that will shape the proposed "Union Brothers" redevelopment of this immediate area. City Council Bill #17-0070 would authorize the open off-street parking area that is needed to service this proposed mixed-use redevelopment.

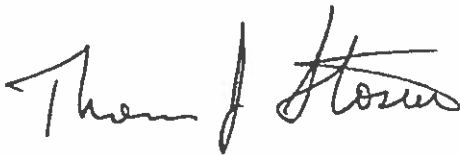
Land Use and Urban Design: Planning staff met with the petitioner and petitioner's consulting engineers to discuss redevelopment of the entire "Union Brothers" site, including the properties that are the subject of City Council Bill #17-0070. Because there are existing new residential dwelling structures on the east side of Race Street to the immediate west of these vacant properties, and because the vacant lots at the northeast corner of Race Street and Seldner Place are also zoned R-8 for residential development, the schematic site plan includes a green buffer area between those structures and vacant lots and the western edge of the proposed parking area. This schematic site plan therefore needs to be made part of this legislation.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Planning staff review of the required considerations of §§ 16-304 and 14-204 of the Zoning Code determined that the proposed open off-street parking area, if constructed in accordance with the schematic site plan titled "Schematic Site Plan/ Proposed Mixed Use Development w/ Parking Lot/ Union Brothers/ 1120 South Hanover Street/ Lots 4, 52/54, 65-69, 74-77" dated 4/12/17 prepared by Colbert Matz Rosenfelt Inc., which includes the plan for this open off-street parking area, would meet all of these standards and considerations. Subject to addition of an amendment to this effect, this bill would be approvable.

Notification: The Sharp-Leadenhall Improvement Association and Councilman Costello were notified of this action.



**Thomas J. Stosur**  
Director



**CITY OF BALTIMORE**

CATHERINE E. PUGH, Mayor



**DEPARTMENT OF LAW**

101 City Hall  
Baltimore, Maryland 21202

June 2, 2013

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

Re: City Council Bill 17-0070 – Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124 and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 17-0070 for form and legal sufficiency. The bill would permit the establishment, maintenance, and operation of a Parking, open off-street area on the properties outlined on the plat submitted with the bill.

The subject properties were zoned R-8 (General Residence District) under the Zoning Code in existence at the time of the filing of this bill. See Zoning Code of Baltimore City ("ZC"). The conditional uses that require the enactment of an ordinance in an R-8 zone under that Zoning Code include "Parking, open off-street areas, other than accessory, for the parking of 3 or more motor vehicles." ZC §§4-1004; 4-1104. A conditional use is the subject of this proposed ordinance; accordingly, the ordinance satisfies the above requirements.

It is lawful to proceed under the requirements in the Zoning Code in existence at the time of the filing of this bill because under Section 2-203(k)(1) of the current Zoning Code ("Transform Baltimore"), codified in Article 32 of the City Code, any application that is submitted and considered complete before the effective date of Article 32 is governed by the Zoning Code in existence at the time of filing. City Code, Art. 32, §2-203(k)(1). If this application was considered complete before the effective date of Article 32, it is proper to analyze the application and follow the procedures outlined by the Zoning Code in existence at the time of the filing.

The Law Department also notes that the Report of the Planning Commission ("Report") provides findings of fact that would support the authorization of this conditional use under the standards in Title 14 of the Zoning Code in existence at the time of the filing of this bill. The Planning Commission has recommended that a site plan be attached and incorporated as part of the conditions if the City Council were to approve this bill. So long as the City Council finds that the site plan meets the criteria in Section 14-103 (Imposition of Conditions) of the Zoning Code in effect at the time of the filing of this bill, the Law Department would have no objection to the amendment.



Pursuant to the City Zoning Code in effect at the time of the filing, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. *See* ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. *See* ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* ZC § 16-403.

Subject to the foregoing comments, the Law Department can approve this bill and the Planning Commission's suggested amendment for form and legal sufficiency.

Very truly yours,



Hilary Ruley  
Chief Solicitor


cc: David Ralph, Interim City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Kyron Banks, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Victor Tervalá, Chief Solicitor  
Jennifer Landis, Assistant Solicitor



**Baltimore**  
Development Corporation

## MEMORANDUM

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

**FROM:** William H. Cole, President and CEO 

**DATE:** May 15, 2017

**SUBJECT:** City Council Bill No. 17-0070  
Zoning – Conditional Use Parking, Open Off-Street Area – 1120, 1122, 1124,  
and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

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The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0070, for the purpose of permitting surface parking on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place. If passed, the bill will provide parking for a mixed-use, commercial and retail development located across Clarkson Street that will bring additional employment and economic development to the Sharp-Leadenhall community.

The BDC respectfully requests that favorable consideration is given by the City Council for Bill No. 17-0070.

**cc:** Kyron Banks

sandra.blake/ccbill17/17-0070





## BALTIMORE HOUSING

CATHERINE E. PUGH  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABIC  
Commissioner, HCD

## MEMORANDUM

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

From: Michael Braverman, Acting Commissioner *MB*

Date: May 25, 2017

Re: City Council Bill 17-0070 - 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0070 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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).

If enacted, this bill would allow surface parking in the Sharp-Leadenhall community to support a mixed-use, commercial and retail development across Clarkson Street.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0070.

MB:sd

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



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

June 5, 2017

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

Re: City Council Bill No. 17-0070: Zoning – Conditional Use Parking, Off-Street  
Area - 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118  
Seldner Place

Ladies and Gentlemen:

City Council Bill No. 17-0070 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. 17-0070 is to permit, subject to certain conditions,  
the establishment, maintenance, and operation of a parking, open off-street area on 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.

The BMZA has reviewed the legislation and has reviewed the Department of Planning  
Staff Report and recommendations and concurs with the Planning Commission response  
recommending that the site plan titled "Schematic Site Plan/Proposed Mixed Use  
Development Plan with Parking Lot/Union Brothers/1120 South Hanover Street/Lots 4,  
52/54, 65-69, 74-77" dated 04/12/17, which includes the plan for this open off-street  
parking area, be attached to the bill and made part of the legislation; and recommends  
Bill Number 17-0049 be amended and passed.


The Board recommends that City Council Bill No. 17-0070 be amended and passed.

Sincerely,

David C. Tanner  
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations  
Legislative Reference

<b>F R O M</b>	<b>NAME &amp; TITLE</b>	Frank J. Murphy, Acting Director	<b>CITY of BALTIMORE  M E M O</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	<b>SUBJECT</b>	City Council Bill 17-0070		

**TO** The Honorable President and  
Members of the City Council  
c/o Natawna Austin  
Room 400 City Hall

June 5, 2017

I am herein reporting on City Council Bill 17-0070 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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).

The proposed off-street parking area will be used to service proposed mixed-use redevelopment in the area.

The Department of Transportation has no objection to this bill this bill.

Thank you for this opportunity to comment.

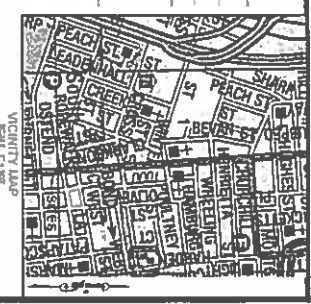
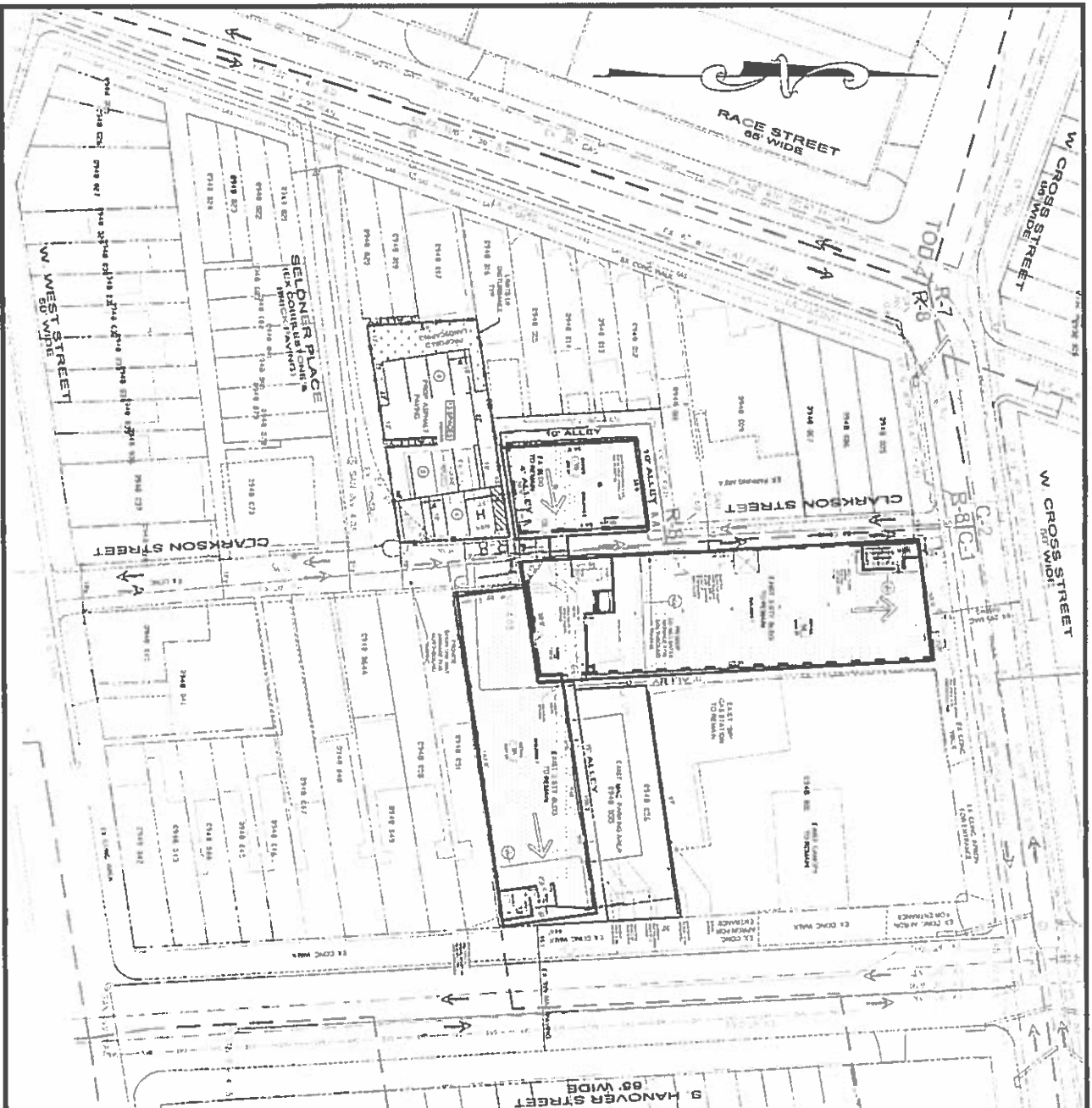
Respectfully,



Frank J. Murphy  
Acting Director

FJM/PAF

**Cc:** Karen Stokes, Mayor's Office  
Kyron Banks, Mayor's Office



**SITE DATA SHEET**

Address	Block	Lot	Sub Area	Owner	Proposed Use
1129 South Hanover Street	9	918	918	Union Brothers	Warehouse
1127 South Hanover Street	9	917	917	Union Brothers	Warehouse
1125 South Hanover Street	9	916	916	Union Brothers	Warehouse
1123 South Hanover Street	9	915	915	Union Brothers	Warehouse
1121 South Hanover Street	9	914	914	Union Brothers	Warehouse
1119 South Hanover Street	9	913	913	Union Brothers	Warehouse
1117 South Hanover Street	9	912	912	Union Brothers	Warehouse
1115 South Hanover Street	9	911	911	Union Brothers	Warehouse
1113 South Hanover Street	9	910	910	Union Brothers	Warehouse
1111 South Hanover Street	9	909	909	Union Brothers	Warehouse
1109 South Hanover Street	9	908	908	Union Brothers	Warehouse
1107 South Hanover Street	9	907	907	Union Brothers	Warehouse
1105 South Hanover Street	9	906	906	Union Brothers	Warehouse
1103 South Hanover Street	9	905	905	Union Brothers	Warehouse
1101 South Hanover Street	9	904	904	Union Brothers	Warehouse
1099 South Hanover Street	9	903	903	Union Brothers	Warehouse
1097 South Hanover Street	9	902	902	Union Brothers	Warehouse
1095 South Hanover Street	9	901	901	Union Brothers	Warehouse
1093 South Hanover Street	9	900	900	Union Brothers	Warehouse
1091 South Hanover Street	9	899	899	Union Brothers	Warehouse
1089 South Hanover Street	9	898	898	Union Brothers	Warehouse
1087 South Hanover Street	9	897	897	Union Brothers	Warehouse
1085 South Hanover Street	9	896	896	Union Brothers	Warehouse
1083 South Hanover Street	9	895	895	Union Brothers	Warehouse
1081 South Hanover Street	9	894	894	Union Brothers	Warehouse
1079 South Hanover Street	9	893	893	Union Brothers	Warehouse
1077 South Hanover Street	9	892	892	Union Brothers	Warehouse
1075 South Hanover Street	9	891	891	Union Brothers	Warehouse
1073 South Hanover Street	9	890	890	Union Brothers	Warehouse
1071 South Hanover Street	9	889	889	Union Brothers	Warehouse
1069 South Hanover Street	9	888	888	Union Brothers	Warehouse
1067 South Hanover Street	9	887	887	Union Brothers	Warehouse
1065 South Hanover Street	9	886	886	Union Brothers	Warehouse
1063 South Hanover Street	9	885	885	Union Brothers	Warehouse
1061 South Hanover Street	9	884	884	Union Brothers	Warehouse
1059 South Hanover Street	9	883	883	Union Brothers	Warehouse
1057 South Hanover Street	9	882	882	Union Brothers	Warehouse
1055 South Hanover Street	9	881	881	Union Brothers	Warehouse
1053 South Hanover Street	9	880	880	Union Brothers	Warehouse
1051 South Hanover Street	9	879	879	Union Brothers	Warehouse
1049 South Hanover Street	9	878	878	Union Brothers	Warehouse
1047 South Hanover Street	9	877	877	Union Brothers	Warehouse
1045 South Hanover Street	9	876	876	Union Brothers	Warehouse
1043 South Hanover Street	9	875	875	Union Brothers	Warehouse
1041 South Hanover Street	9	874	874	Union Brothers	Warehouse
1039 South Hanover Street	9	873	873	Union Brothers	Warehouse
1037 South Hanover Street	9	872	872	Union Brothers	Warehouse
1035 South Hanover Street	9	871	871	Union Brothers	Warehouse
1033 South Hanover Street	9	870	870	Union Brothers	Warehouse
1031 South Hanover Street	9	869	869	Union Brothers	Warehouse
1029 South Hanover Street	9	868	868	Union Brothers	Warehouse
1027 South Hanover Street	9	867	867	Union Brothers	Warehouse
1025 South Hanover Street	9	866	866	Union Brothers	Warehouse
1023 South Hanover Street	9	865	865	Union Brothers	Warehouse
1021 South Hanover Street	9	864	864	Union Brothers	Warehouse
1019 South Hanover Street	9	863	863	Union Brothers	Warehouse
1017 South Hanover Street	9	862	862	Union Brothers	Warehouse
1015 South Hanover Street	9	861	861	Union Brothers	Warehouse
1013 South Hanover Street	9	860	860	Union Brothers	Warehouse
1011 South Hanover Street	9	859	859	Union Brothers	Warehouse
1009 South Hanover Street	9	858	858	Union Brothers	Warehouse
1007 South Hanover Street	9	857	857	Union Brothers	Warehouse
1005 South Hanover Street	9	856	856	Union Brothers	Warehouse
1003 South Hanover Street	9	855	855	Union Brothers	Warehouse
1001 South Hanover Street	9	854	854	Union Brothers	Warehouse
1000 South Hanover Street	9	853	853	Union Brothers	Warehouse

**SCHEDULED SITE PLAN**  
**PROPOSED MARKED USE DEVELOPMENT/WORKING LOT**  
**UNION BROTHERS**  
 1129 SOUTH HANOVER STREET  
 WARD 23 - SECTION 5 - BLOCK 918  
 LOTS 4, 5294, 65-69, 74, 77

**Colbert Matz Rosenfelt, Inc.**  
 1170 1/2 South Avenue, Suite D  
 Waukegan, Illinois 60087  
 Phone: (815) 499-1234  
 Fax: (815) 499-1235

**WKSHT**  
 SHEET 2 OF 3



**CITY OF BALTIMORE  
COUNCIL BILL 17-0070  
(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: May 8, 2017

Assigned to: Land Use and Transportation Committee

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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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2                                   **Zoning – Conditional Use Parking, Open Off-Street Area –**  
3                                   **1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
5 operation of a parking, open off-street area on the properties known as 1120, 1122, 1124, and  
6 1126 Clarkson Street (Block 948, Lots 66, 67, 68, and 69, respectively) and 112, 114, 116,  
7 and 118 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red  
8 on the accompanying plat.

9 BY authority of

10     Article - Zoning  
11     Section(s) 4-1103(1) and 14-102  
12     Baltimore City Revised Code  
13     (Edition 2000)

14           **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is granted for the establishment, maintenance, and operation of a parking, open off-  
16 street area on the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block 948,  
17 Lots 66, 67, 68, and 69, respectively) and 112, 114, 116, and 118 Seldner Place (Block 948, Lots  
18 74, 75, 76, and 77, respectively), as outlined in red on the plat accompanying this Ordinance, in  
19 accordance with Baltimore City Zoning Code §§ 4-1103(1) and 14-102, subject to the condition  
20 that the parking, open off-street area complies with all applicable federal, state, and local  
21 licensing and certification requirements.

22           **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
23 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
24 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
25 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
26 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the

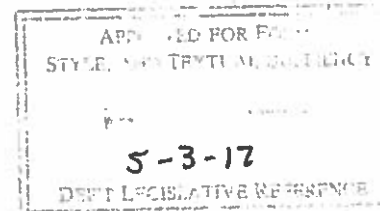
EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 17-0070**

1 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
2 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
3 the Zoning Administrator.

4 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
5 after the date it is enacted.

**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**



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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

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A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –  
1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on 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.

BY authority of

Article - Zoning  
Section(s) 4-1103(1) and 14-102  
Baltimore City Revised Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the establishment, maintenance, and operation of a parking, open off-street area on 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, in accordance with Baltimore City Zoning Code §§ 4-1103(1) and 14-102, subject to the condition that the parking, open off-street area complies with all applicable federal, state, and local licensing and certification requirements.

**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.

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



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

STATEMENT OF INTENT  
UNDER ZONING CODE § 16-202  
FOR

Please see the Attached Addendum Incorporated by Reference  
(Address)

1. Applicant name, address, and telephone number c/o J.R. Woan, LLC 111 S. Calvert St, Ste 2700 37 West Cross Street, LLC  
Telephone: 410-385-5328
2. All proposed zoning changes for the property: Authorize a Conditional Use for an open air parking lot as the principal use of the subject properties.  
District \_\_\_\_\_
3. All intended uses of the property Parking Lot
4. Current owner name, address, and telephone number c/o J.R. Woan, LLC 111 S. Calvert St, Ste 2700 Balt. 21202
5. The property acquired by the current owner on \_\_\_\_\_ by deed recorded in the Land Records of Baltimore Liber \_\_\_\_\_ folio \_\_\_\_\_ please see the attached addendum
6. (a) There is not  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 nature, and effect of the contract are: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. (a) The applicant 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 (use additional sheet if necessary): \_\_\_\_\_  
\_\_\_\_\_





ACTION BY THE CITY COUNCIL

MAY 08 2017

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON July 19 \_\_\_\_\_ 20 17

COMMITTEE REPORT AS OF July 21 \_\_\_\_\_ 20 17

\_\_\_\_\_ FAVORABLE \_\_\_\_\_ UNFAVORABLE  FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

Edward J. Casey  
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:

AUG 14 2017

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.

[Signature]  
President

[Signature]  
Chief Clerk