

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 05-0223**

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Introduced by: The Council President  
At the request of: The Administration (Department of Housing and Community Development)  
Introduced and read first time: July 11, 2005  
Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: March 6, 2006

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Structures on Piers – Variance –  
1715 Thames Street**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a hotel and residential use in the context of a hotel, office space, retail, restaurant and bar with outdoor seating, marina, and maritime service complex with off-street parking on the property known as 1715 Thames Street, as outlined in red on the accompanying plat; granting a variance from certain parking requirements; and providing for a special effective date.

By authority of

Article - Zoning  
Section(s) 6-309(13),14-102, ~~and~~ 14-353, 15-101, and 15-214  
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 hotel and residential use in the context of a hotel, office space, retail, restaurant and bar with outdoor seating, marina, and maritime service complex with off-street parking on the property known as 1715 Thames Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 6-309(13),14-102, and 14-353, subject to the condition that all structures and uses comply with all applicable federal, state, and local licensing and certification requirements.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City and, specifically, by §§ 15-101 and 15-214 of the Zoning Code, the City Council grants a variance from off-street parking requirements to the extent that those requirements exceed the number of spaces provided in the attached plans and drawings.

**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.

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1        **SECTION 3. AND BE IT FURTHER ORDAINED,** That any changes made to the attached plans  
2 and drawings for 1715 Thames Street that affect design, layout, or interior space arrangements  
3 must be reviewed and approved by the Commissioner of Housing and Community Development,  
4 in addition to any other approvals required by law.

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

13        **SECTION 3 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it  
14 is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Certified as duly delivered to His Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Mayor, Baltimore City