


F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE  M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0151		

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

December 22, 2017

I am herein reporting on City Council Bill 17-0151- Rezoning - 3310 Ridgewood Avenue For the purpose of changing the zoning for the property known as 3310 Ridgewood Avenue (Block 3193A, Lot 071), as outlined in red on the accompanying plat, from the TOD-2 Zoning District to the I-2 Zoning District.

DOT supports this bill and respectfully requests a favorable report.

Respectfully,



Michelle Pourciau  
Director

MP/lw

Cc: Kyron Banks, Mayor's Office

**CITY OF BALTIMORE  
COUNCIL BILL 17-0151  
(First Reader)**

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Introduced by: Councilmember Middleton

At the request of: Ligon & Ligon, Inc.

Address: c/o David Openshaw, 3310 Ridgewood Avenue, Baltimore, Maryland 21215

Telephone: 410-542-7181

Introduced and read first time: October 16, 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 **Rezoning – 3310 Ridgewood Avenue**

3 FOR the purpose of changing the zoning for the property known as 3310 Ridgewood Avenue  
4 (Block 3193A, Lot 071), as outlined in red on the accompanying plat, from the TOD-2  
5 Zoning District to the I-2 Zoning District.

6 BY amending

7 Article 32 - Zoning

8 Zoning District Map

9 Sheet 22

10 Baltimore City Revised Code

11 (Edition 2000)

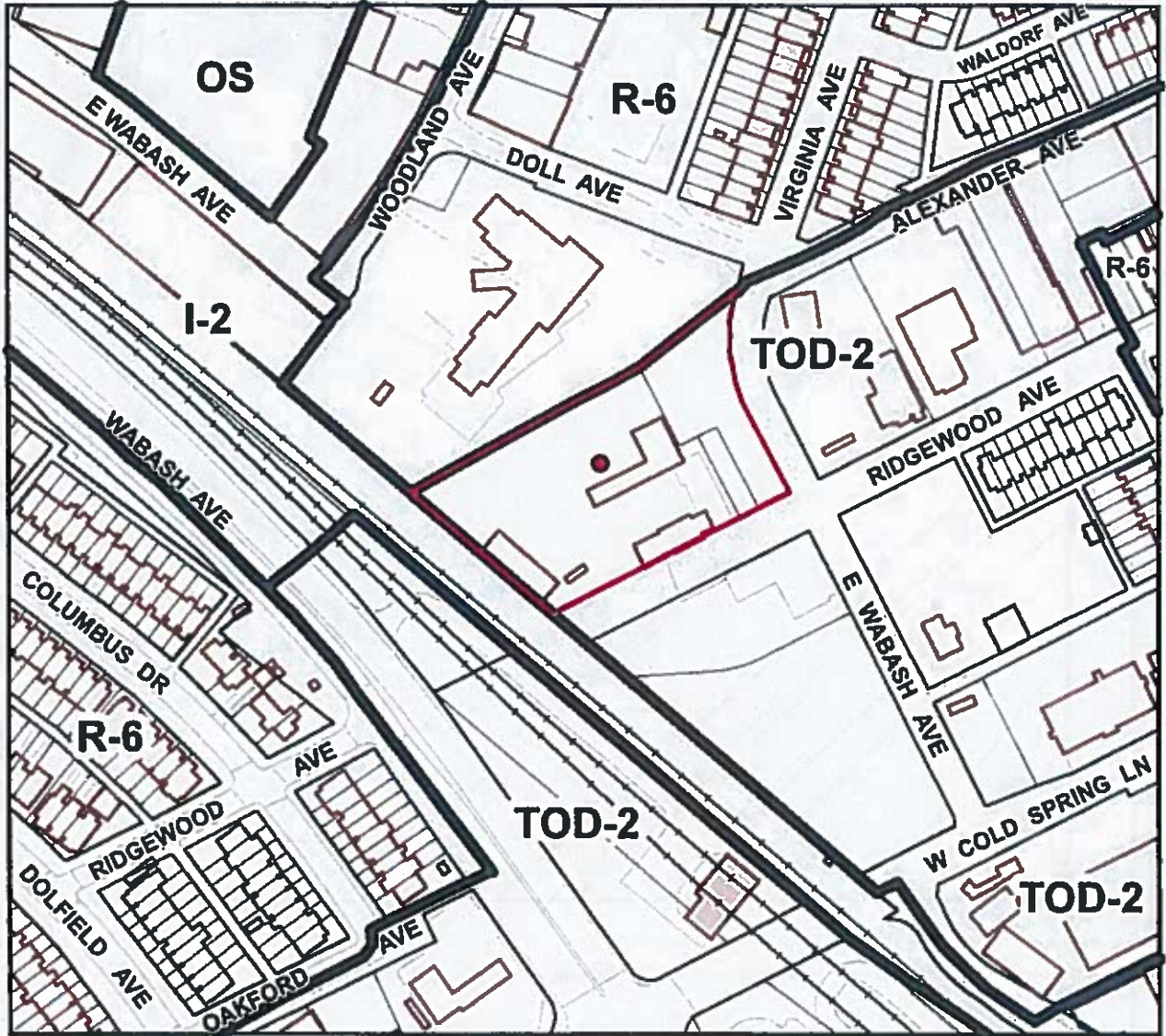
12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 Sheet 22 of the Zoning District Map is amended by changing from the TOD-2 Zoning District to  
14 the I-2 Zoning District the property known as 3310 Ridgewood Avenue (Block 3193A, Lot 071),  
15 as outlined in red on the plat accompanying this Ordinance.

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

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

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

SHEET NO. 22 OF THE ZONING MAP OF THE  
ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'

**Note:**

In Connection With Property Known As No. 3310 RIDGEWOOD AVENUE.  
The Applicant Wishes To Request The Rezoning Of The  
Aforementioned Property From TOD-2 Zoning To I-2 Zoning,  
As Outlined In Red Above.

WARD 15 SECTION 35

BLOCK 3193A LOT 71

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

STATEMENT OF INTENT

FOR

3310 Ridgewood Ave., Balt., MD 21215  
{Address}

1. Applicant's Contact Information:

Name: LIGON & LIGON, INC.  
Mailing Address: 3310 Ridgewood Ave.  
Baltimore, MD 21215  
Telephone Number: 410-542-7181  
Email Address: pligon@ligonandligon.com

2. All Proposed Zoning Changes for the Property: Property to be re-zoned from the  
TOD-2 Zoning District to the I-2 Zoning District.  
Previously zoned M-2.

3. All Intended Uses of the Property: Maintain our current uses (manufacturing  
uses - Construction Yard with Shop, Office and Sheds.

4. Current Owner's Contact Information:

Name: Peter G. Ligon, Sec. / Treasurer  
Mailing Address: 3310 Ridgewood Ave.  
Baltimore, MD 21215  
Telephone Number: 410-542-7181  
Email Address: pligon@ligonandligon.com

5. Property Acquisition:

The property was acquired by the current owner on May 12, 1927 by deed recorded in the  
Land Records of Baltimore City in Liber 1288 Folio 271 \_\_\_\_.

6. Contract Contingency:

(a) There is \_\_\_\_ is not X a contract contingent on the requested legislative authorization.

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_