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: March 15, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

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

CITY COUNCIL 17- 0013

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 1118, 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

For the purpose of changing the zoning for 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, from the R-8 Zoning District to the C-1 Zoning District; changing the zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District; and providing for a special effective date.

By amending

Article - Zoning
Zoning Map
Sheet(s) 65
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

Other:	Оіћег:
Other:	Other:
Other:	- 'Jamo
	Other:
noiszimmoO ogsW	Employees' Retirement System
noissimmo gninnal	Commission on Sustainability
Parking Authority Board	Comm. for Historical and Architectural Preservation
Labor Commissioner	Board of Municipal and Zoning Appeals
Fire & Police Employees' Retirement System	Board of Ethics
Environmental Control Board	Board of Estimates
snoizsimm	Boards and Co
Other:	Other:
Отрет:	Other:
Police Department	Other:
Office of the Mayor	. Department of Planning
golondəəT noisamrolul lo səillO s'royaM	Department of Human Resources
Mayor's Office of Human Services	Department of Housing and Community Development
Mayor's Office of Employment Development	Department of General Services
Health Department	Department of Finance
Fire Department	Department of Audits
Department of Transportation	Comptroller's Office
Department of Recreation and Parks	City Solicitor
Department of Real Estate	Baltimore Development Corporation
Department of Public Works	Baltimore City Public School System

CITY OF BALTIMORE COUNCIL BILL 17-0043 (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: March 20, 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

	A	
AN	ORDINANCE	concerning
	0100111111100	0011001111111

Rezoning – 1118, 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

FOR the purpose of changing the zoning for 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, from the R-8 Zoning District to the C-1 Zoning District; changing the zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District; and providing for a special effective date.

11 By amending

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- 12 Article Zoning
- 13 Zoning Map
- 14 Sheet(s) 65
- 15 Baltimore City Revised Code
- 16 (Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 65 of the Zoning District Map is amended by changing from the R-8 Zoning District to the C-1 Zoning District 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; and changing from the I-MU Zoning District to the C-1 Zoning District the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the plat

24 accompanying this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning

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

Council Bill 17-0043

1	Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
2	shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
3	and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
4	Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
5	Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
6	the Zoning Administrator.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on (i) the date on which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is enacted.

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INTRODUCTORY*

CITY OF BALTIMORE COUNCIL BILL ____



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

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 1118, 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

FOR the purpose of changing the zoning for 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, from the R-8 Zoning District to the C-1 Zoning District; changing the zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District; and providing for a special effective date.

By amending

Article - Zoning Zoning Map Sheet(s) 65 Baltimore City Revised Code (Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 65 of the Zoning District Map is amended by changing from the R-8 Zoning District to the C-1 Zoning District 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; and changing from the I-MU Zoning District to the C-1 Zoning District the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the plat accompanying this Ordinance.

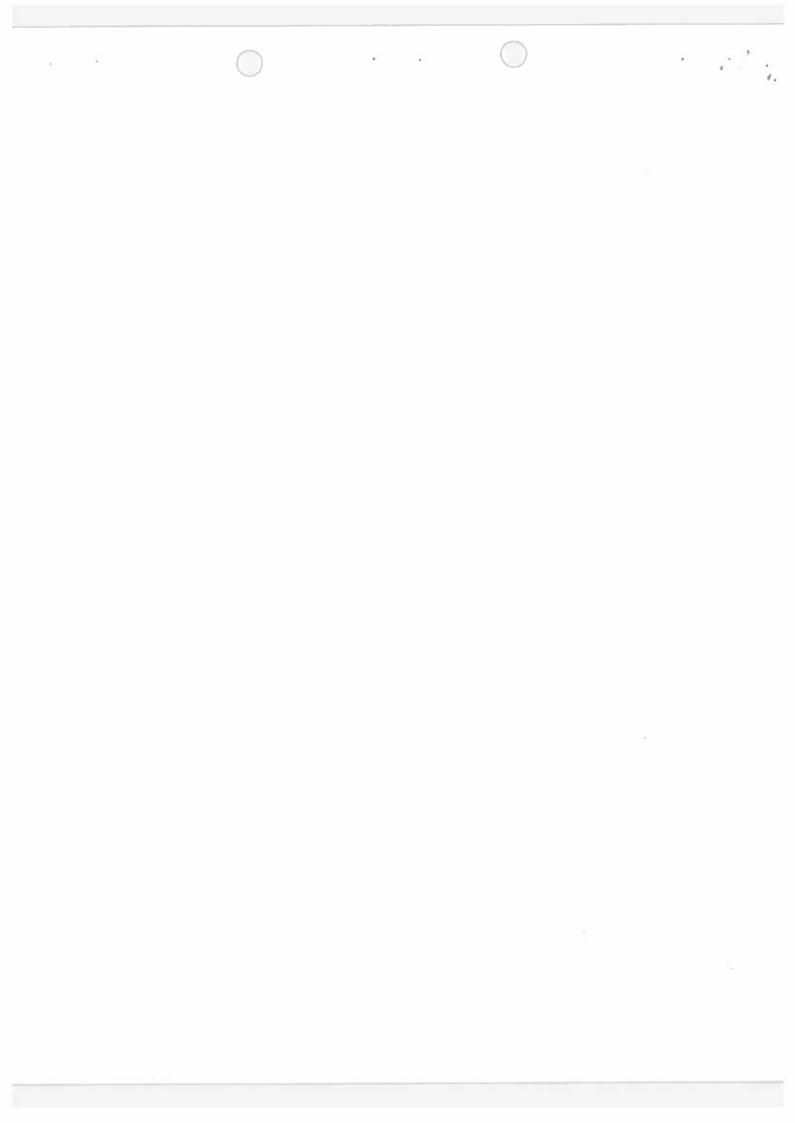
SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;

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

and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on (i) the date on which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is enacted.

1	Applicant's name, address, and telephone number 37 West Cross Street, LLC R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328
c/o J.	R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328
2.	All proposed zoning changes for the property: Change the corresponding exisiting zoning classifications for the addresses listed in the attached addendum to the C-1 Zoning District
3	All intended uses of the property Office/Residential/Retail
4.	Current owner's name, address, and telephone number. West Cross Street, LLC and c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328
5.	The property was acquired by the current owner on by deed recorded in the Land Records of Baltimore City in Liber folio please see the attached addendum
6.	(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 [use additional sheet if necessary]:
	(ii) The purpose, nature, and effect of the contract are:
7	7. (a) The applicant is is not x 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}:



Joseph R. Woolman, III , solemnly affirm under the penalties of perjury that the information iven in this Statement of Intent is true and complete to the less of my knowledge, information, and belief. (Applicant's signature)	n ——
S-9-17 Date	



- 1. Address: 1118, 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
- 2. 1118-1126 Clarkson St. and 112-118 Seldner Place were acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.
- 3. The proposed rezoning for each address (as also shown on the rezoning Plat) are as follows:

```
1118 Clarkson St. - Block 948, Lot 65- From I-MU to C-1
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1120 Clarkson St. - Block 948, Lot 66- From R-8 to C-1

1122 Clarkson St.- Block 948, Lot 67- From R-8to C-1

1124 Clarkson St.- Block 948, Lot 68- From R-8 to C-1

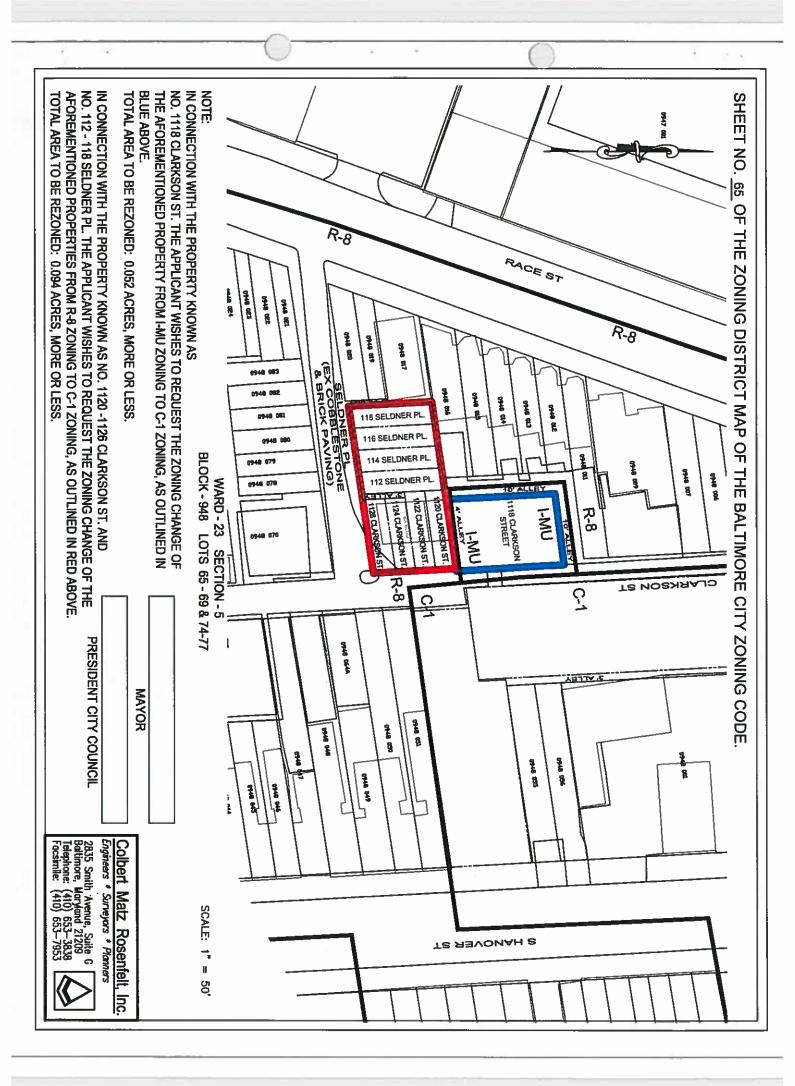
1126 Clarkson St.- Block 948, Lot 69- From R-8 to C-1

112 Seldner Place- Block 948, Lot 74- From R-8 to C-1

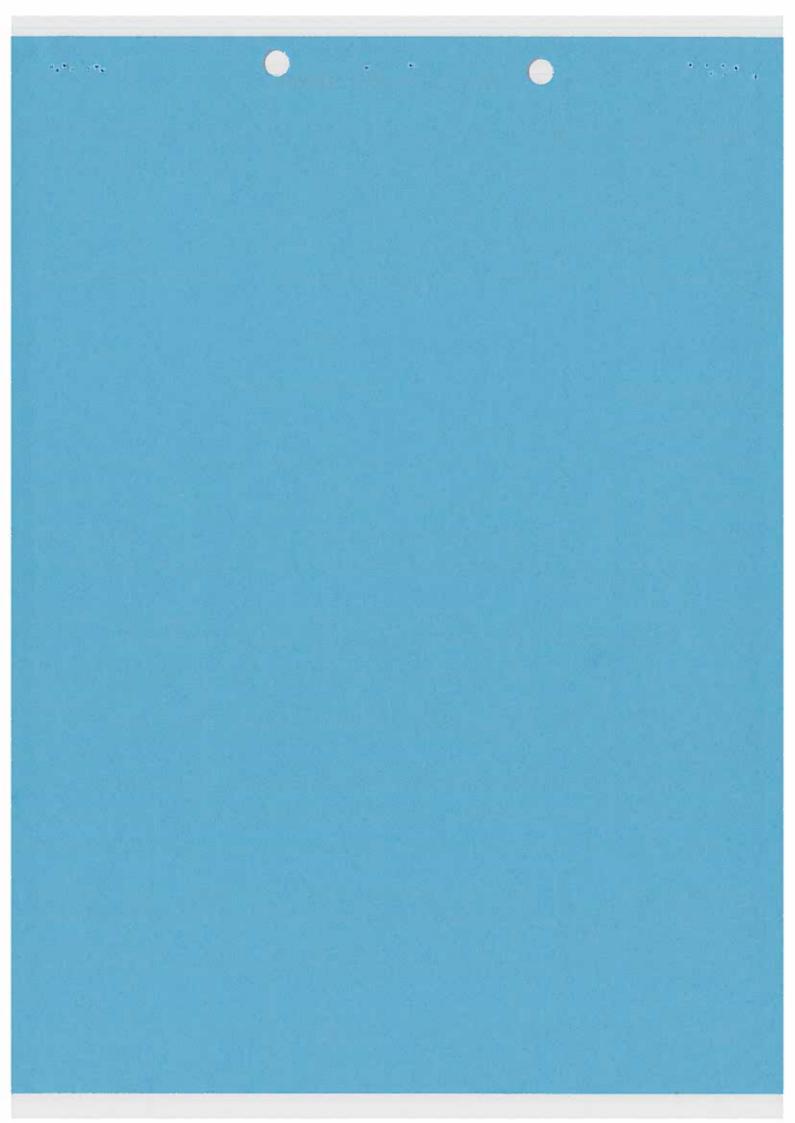
114 Seldner Place- Block 948, Lot 75- From R-8 to C-1

116 Seldner Place- Block 948, Lot 76- From R-8 to C-1





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ACTION BY THE CITY COUNCIL



FIRST READING (INTRODUCTION)		2801/
PUBLIC HEARING HELD ON		20
COMMITTEE REPORT AS OF		20
FAVORABLE UNFAVORABLE FAV	VORABLE AS AMENDEDWITHOUT RECOMMEN	IDATION
	Chair	
COMMITTEE MEMBERS:	COMMITTEE MEMBERS:	
SECOND READING: The Council's action being favorable (council section being favorable (council sect		
Amendments were read and adopted (defeated) as	s indicated on the copy attached to this blue backing.	20
THIRD READING		20
Amendments were read and adopted (defeated) as	s indicated on the copy attached to this blue backing.	
THIRD READING (ENROLLED)		20
THIRD READING (RE-ENROLLED)		20
WITHDRAWAL		20
There being no objections to the request for withdrawal, from the files of the City Council.		withdrawn
President	Chief Clerk	

CITY OF BALTIMORE COUNCIL BILL 17-0043 (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: March 20, 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

AN ORDINANCE C	concerning

Rezoning – 1118, 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

FOR the purpose of changing the zoning for 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, from the R-8 Zoning District to the C-1 Zoning District; changing the zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District; and providing for a special effective date.

11 By amending

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- 12 Article Zoning
- 13 Zoning Map
- 14 Sheet(s) 65
- 15 Baltimore City Revised Code
- 16 (Edition 2000)

17 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That

- Sheet 65 of the Zoning District Map is amended by changing from the R-8 Zoning District to the C-1 Zoning District the properties known as 1120, 1122, 1124, and 1126 Clarkson Street (Block
- 20 948, 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; and changing from the I-MU Zoning District to the C-1 Zoning District the property
- 23 known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the plat
- 24 accompanying this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning

EXPLANATION: CAPITALS indicate matter added to existing law.

[Brackets] indicate matter deleted from existing law.

Council Bill 17-0043

1	Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
2	shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
3	and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
4	Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
5	Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
6	the Zoning Administrator.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on (i) the date on which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is enacted.

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l. c/o I.	Applica R. Wo	ont's name, address, and telephone number 37 West Cross Street, LLC column, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328
		posed zoning changes for the property: Change the corresponding exisiting zoning ications for the addresses listed in the attached addendum to the C-1 Zoning
3	All int	ended uses of the property Office/Residential/Retail
	c/o [.]	t owner's name, address, and telephone number 37 West Cross Street, LLC and R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328
5.	The pi Baltin	roperty was acquired by the current owner on by deed recorded in the Land Records of nore City in Liber folio please see the attached addendum
6.	(a) T	here 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 {use additional sheet if necessary}:
	(ii) The purpose, nature, and effect of the contract are:
	7. (a)	The applicant is is not X 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}:



AFFIDAVIT 1, Joseph R. Woolman, III given in this Statement of Intent is true and complete to the and belief.	the penalties of perjury that the information the sest of my knowledge, information, applicant's signature)



- 1. Address: 1118, 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
- 2. 1118-1126 Clarkson St. and 112-118 Seldner Place were acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.
- 3. The proposed rezoning for each address (as also shown on the rezoning Plat) are as follows:

```
1118 Clarkson St. - Block 948, Lot 65- From I-MU to C-1
```

1120 Clarkson St. - Block 948, Lot 66- From R-8 to C-1

1122 Clarkson St.- Block 948, Lot 67- From R-8to C-1

1124 Clarkson St.- Block 948, Lot 68- From R-8 to C-1

1126 Clarkson St.- Block 948, Lot 69- From R-8 to C-1

112 Seldner Place- Block 948, Lot 74- From R-8 to C-1

114 Seldner Place- Block 948, Lot 75- From R-8 to C-1

116 Seldner Place- Block 948, Lot 76- From R-8 to C-1



l.	Applica	nt's name, address, and telephone number 37 West Cross Street, LLC Diman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328
:/ O J.	.IC. YYOC	Iman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328
2.	All prop	cations for the addresses listed in the attached addendum to the C-1 Zoning
	Distric	t
3	All into	ended uses of the property Office/Residential/Retail
Λ	Current	owner's name, address, and telephone number: West Cross Street, LLC and
7.	c/o J.R	R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328
5.	The pro	operty was acquired by the current owner onby deed recorded in the Land Records of ore City in Liberfolio please see the attached addendum
	Baltim	orc City in Liberfolioplease see the attached addendum
6.	(a) Th	iere 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 {use additional sheet if necessary}:
	(ii) The purpose, nature, and effect of the contract are:
	U	ii) The purpose, mature, and effect of the contract are.
,	7 (2) 1	The applicant is is not X acting as an agent for another.
	7. (a)	The approant is is not acting as an agent for another.
		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}:
	,	additional Sheet if necessary):



nalties of perjury that the information of my knowledge, information, ant's signature)
シートー



- 1. Address: 1118, 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
- 2. 1118-1126 Clarkson St. and 112-118 Seldner Place were acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.
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1118 Clarkson St. - Block 948, Lot 65- From I-MU to C-1
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1122 Clarkson St.- Block 948, Lot 67- From R-8to C-1

1124 Clarkson St.- Block 948, Lot 68- From R-8 to C-1

1126 Clarkson St.- Block 948, Lot 69- From R-8 to C-1

112 Seldner Place- Block 948, Lot 74- From R-8 to C-1

114 Seldner Place- Block 948, Lot 75- From R-8 to C-1

116 Seldner Place- Block 948, Lot 76- From R-8 to C-1



l. c/o J.	Applicant's name, address, and telephone number 37 West Cross Street, LLC R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328		
	All proposed zoning changes for the property: Change the corresponding exisiting zoning classifications for the addresses listed in the attached addendum to the C-1 Zoning District		
3	All intended uses of the property Office/Residential/Retail		
	Current owner's name, address, and telephone number 37 West Cross Street, LLC and c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328 The property was acquired by the current owner on by deed recorded in the Land Records of Baltimore City in Liber folio please see the attached addendum		
6.	6. (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 (use additional sheet if necessary):		
	(ii) The purpose, nature, and effect of the contract are:		
7. (a) The applicant is is not X 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}:		



I, Joseph R. Woolman, III , solemnly affirm under given in this Statement of Intent is true and complete to the and belief.	the penalties of perjury that the information ne less of my knowledge, information, Applicant's signature) Date



- 1. Address: 1118, 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
- 2. 1118-1126 Clarkson St. and 112-118 Seldner Place were acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.
- 3. The proposed rezoning for each address (as also shown on the rezoning Plat) are as follows:

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1118 Clarkson St. - Block 948, Lot 65- From I-MU to C-1
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1120 Clarkson St. - Block 948, Lot 66- From R-8 to C-1

1122 Clarkson St.- Block 948, Lot 67- From R-8to C-1

1124 Clarkson St.- Block 948, Lot 68- From R-8 to C-1

1126 Clarkson St.- Block 948, Lot 69- From R-8 to C-1

112 Seldner Place- Block 948, Lot 74- From R-8 to C-1

114 Seldner Place- Block 948, Lot 75- From R-8 to C-1

116 Seldner Place- Block 948, Lot 76- From R-8 to C-1

STATEMENT OF INTENT UNDER ZONING CODE § 16-202 FOR

l.	Applicant's name, address, and telephone number 37 West Cross Street, LLC R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328			
2.	All proposed zoning changes for the property: Change the corresponding exisiting zoning classifications for the addresses listed in the attached addendum to the C-1 Zoning			
	District			
3	All intended uses of the property Office/Residential/Retail			
4.	Current owner's name, address, and telephone number: 37 West Cross Street, LLC and			
	c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328			
5.	The property was acquired by the current owner on by deed recorded in the Land Records of Baltimore City in Liber folio please see the attached addendum			
6.	(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 fuse additional sheet if necessary):			
	(ii) The purpose, nature, and effect of the contract are:			
,	7. (a) The applicant is is not X 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}:			



I, Joseph R. Woolman, III , solemnly affirm u given in this Statement of Intent is true and complete and belief.	ander the penalties of perjury that the information



- 1. Address: 1118, 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
- 2. 1118-1126 Clarkson St. and 112-118 Seldner Place were acquired on 2-10-16 by deed recorded in the Land Records of Baltimore City in Liber 17867 Folio 0030.
- 3. The proposed rezoning for each address (as also shown on the rezoning Plat) are as follows:

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1118 Clarkson St. - Block 948, Lot 65- From I-MU to C-1
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1120 Clarkson St. - Block 948, Lot 66- From R-8 to C-1

1122 Clarkson St.- Block 948, Lot 67- From R-8to C-1

1124 Clarkson St.- Block 948, Lot 68- From R-8 to C-1

1126 Clarkson St.- Block 948, Lot 69- From R-8 to C-1

112 Seldner Place- Block 948, Lot 74- From R-8 to C-1

114 Seidner Place- Block 948, Lot 75- From R-8 to C-1

116 Seldner Place- Block 948, Lot 76- From R-8 to C-1



STATEMENT OF INTENT UNDER ZONING CODE § 16-202 FOR

1.	Applica	ont's name, address, and telephone number 37 West Cross Street, LLC column, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328		
c/o J.	.K. Wo	olman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328		
2.	classifications for the addresses listed in the attached addendum to the C-1 Zoning			
	District			
3	All int	ended uses of the property Office/Residential/Retail		
4.	Ситтел	t owner's name, address, and telephone number: 37 West Cross Street, LLC and		
	c/o J.	R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328		
5.	5. The property was acquired by the current owner on by deed recorded in the Land Records of Baltimore City in Liber folio please see the attached addendum			
6.	(a) T	nere is is not ^X a contract contingent on the requested legislative authorization.		
	(b) lf	there is a contract contingent on the requested legislative authorization:		
	(i) The names and addresses of all parties to the contract are fuse additional sheet if necessary):			
	(ii) The purpose, nature, and effect of the contract are:		
		¥)		
	7. (a)	The applicant is is not x 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 fuse additional sheet if necessary):		



I, Joseph R. Woolman, III solemnly affirm und given in this Statement of Intent is true and complete to and belief.	or the penalties of periury that the information



- 1. Address: 1118, 1120, 1122, 1124 and 1126 Clarkson Street; 112, 114, 116 and 118 Seldner Place (highlighted on the attached Plat for reference)
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1124 Clarkson St.- Block 948, Lot 68- From R-8 to C-1

1126 Clarkson St.- Block 948, Lot 69- From R-8 to C-1

112 Seldner Place- Block 948, Lot 74- From R-8 to C-1

114 Seldner Place- Block 948, Lot 75- From R-8 to C-1

116 Seldner Place- Block 948, Lot 76- From R-8 to C-1

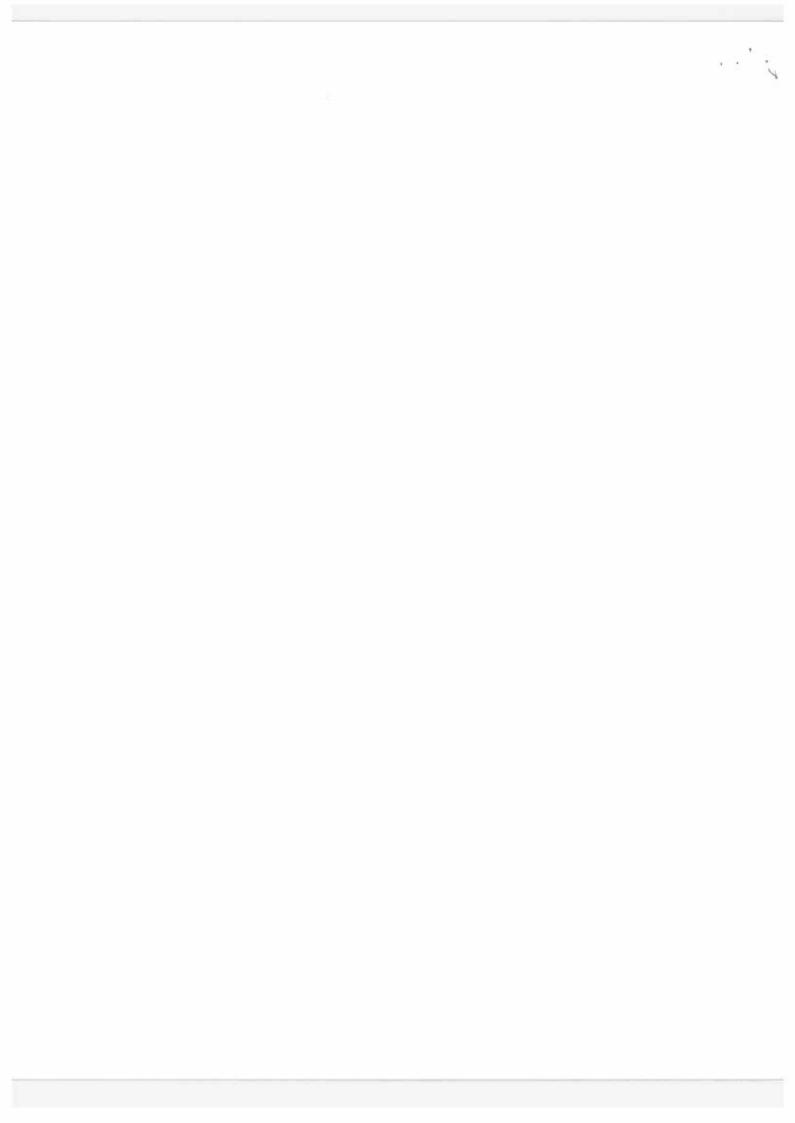


STATEMENT OF INTENT UNDER ZONING CODE § 16-202

		(Address) Reference	
,1.	Applicant's ar	ne, address, and telephone number 37 West Cross Street, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328	
c/o.	J.R. Woolma	LLC 111 cand telephone	
		37 West Cross C.	
2.	All proposes	ing changes for the property: Change the corresponding exisiting zoning for the addresses listed in the attached addendum to the C-1 Zoning	
	classificati	ling changes for a	
	District	for the addresses property: Change the	
	- IDUICE	isted in the arrack of the corresponding out o	
		attached addendum satisfying zoning	
_	1	and to the C-1 Zoning	
3	All intended.	064	
	- 1	of the property Office / Recident	
4.	Current owner	of the property Office/Residential/Retail me, address, and telephone number. West Cross Street, LLC and Equired by the current owner on Street of the Country of the Country owner on Street owner owner on Street owner ow	
	COIR WO	me, address, and total	
5.	The property	n, LLC 111 S. C. 1 Phone number 37 West C.	
	Baltiman Oil	Equired by the Calvert St, Ste 2700 Persons Street 11 Canal	
	Descriptore CI	iber owner on Balt. 21202 410 205	
6	(a) T	me, address, and telephone number 37 West Cross Street, LLC and LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328 Guired by the current owner on Least please see the attached addendum please see the attached addendum act contingent on the requested legislative authorization.	
U.	(a) There is	notX Prease see the attached in the Land Records of	
		a contract continu	
	(b) If there is	act on the requested	
		Total and the state of the stat	
	(i) The n	de requested legislative and	
		u addresses of all next	
	_	d addresses of all parties to the contract are (use additional sheet if necessary):	
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		if necessary):	
	(ii) The pr	ture, and effect of the contract are:	
	1	and effect of the	
		the Contract are:	
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7. ((a) The "		
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,	Z.\ 10.1	is not x acting as an agent for another.	
(II the appl	agent for another	
	applicant is	5 as an agent for another	
	additional	ding the names of all names of all	
		sary): The majority stockt at principals on whom a	
		whose behalf the	
(b) If the applies as an agent for another. applicant is as an agent for another, the names of all principals on whose behalf the additional scary): scary):			
	,	Page 1	
	7	Page 1 of 2	



AFFIDAVIT I, Joseph R. Woolman, III, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the less of my knowledge, information, and belief. (Applicant's signature)	_
<u>S-9-17</u> Date	_



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STATEMENT OF INTENT UNDER ZONING CODE § 16-202 FOR

14	Applica	ont's name, address, and telephone number 37 West Cross Street, LLC olman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328		
c/o J.	R. Wo	olman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328		
	All pro classif Distric	posed zoning changes for the property: Change the corresponding exisiting zoning ications for the addresses listed in the attached addendum to the C-1 Zoning of the corresponding existing zoning zoning existing zoning zoning existing zoning existing zoning		
3	All int	ended uses of the property Office/Residential/Retail		
4.	Curren	t owner's name, address, and telephone number: 37 West Cross Street, LLC and		
	c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328 5. The property was acquired by the current owner on by deed recorded in the Land Records of Baltimore City in Liber folio please see the attached addendum			
6.	(a) T	here 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 (use additional sheet if necessary):			
	(ii) The purpose, nature, and effect of the contract are:		
7	'. (a)	The applicant is is not x acting as an agent for another.		
	(ь)	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}:		



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STATEMENT OF INTENT UNDER ZONING CODE § 16-202 FOR

1.	Applica	ont's name, address, and telephone number 37 West Cross Street, LLC olman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328		
C/ O J.	14. 770	Telephone: 410-385-5328		
2.	. All proposed zoning changes for the property: Change the corresponding exisiting zoning classifications for the addresses listed in the attached addendum to the C-1 Zoning District			
3	All int	ended uses of the property Office/Residential/Retail		
4.	Curren	t owner's name, address, and telephone number. 37 West Cross Street, LLC and		
_	c/o J.	R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328		
٥.	Baltin	roperty was acquired by the current owner on by deed recorded in the Land Records of onere City in Liber folio please see the attached addendum		
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	`	she perpose, flattare, and effect of the configuration.		
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AFFIDAVIT 1, Joseph R. Woolman, III 2, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the less of my knowledge, information, and belief.
[Applicant's signature] $\frac{8-9-17}{\text{Date}}$



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STATEMENT OF INTENT UNDER ZONING CODE § 16-202 FOR

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c/o J.	.R. Wo	Diman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328		
2.	2. All proposed zoning changes for the property: Change the corresponding exisiting zoning classifications for the addresses listed in the attached addendum to the C-1 Zoning District			
3	All int	ended uses of the property Office/Residential/Retail		
4.	Curren	t owner's name, address, and telephone number 37 West Cross Street, LLC and		
	c/o J.I	R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328		
5.	5. The property was acquired by the current owner on by deed recorded in the Land Records of Baltimore City in Liber folio please see the attached addendum			
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	,	12) The manner makes and affine after a fall and the same		
	(ii) The purpose, nature, and effect of the contract are:		
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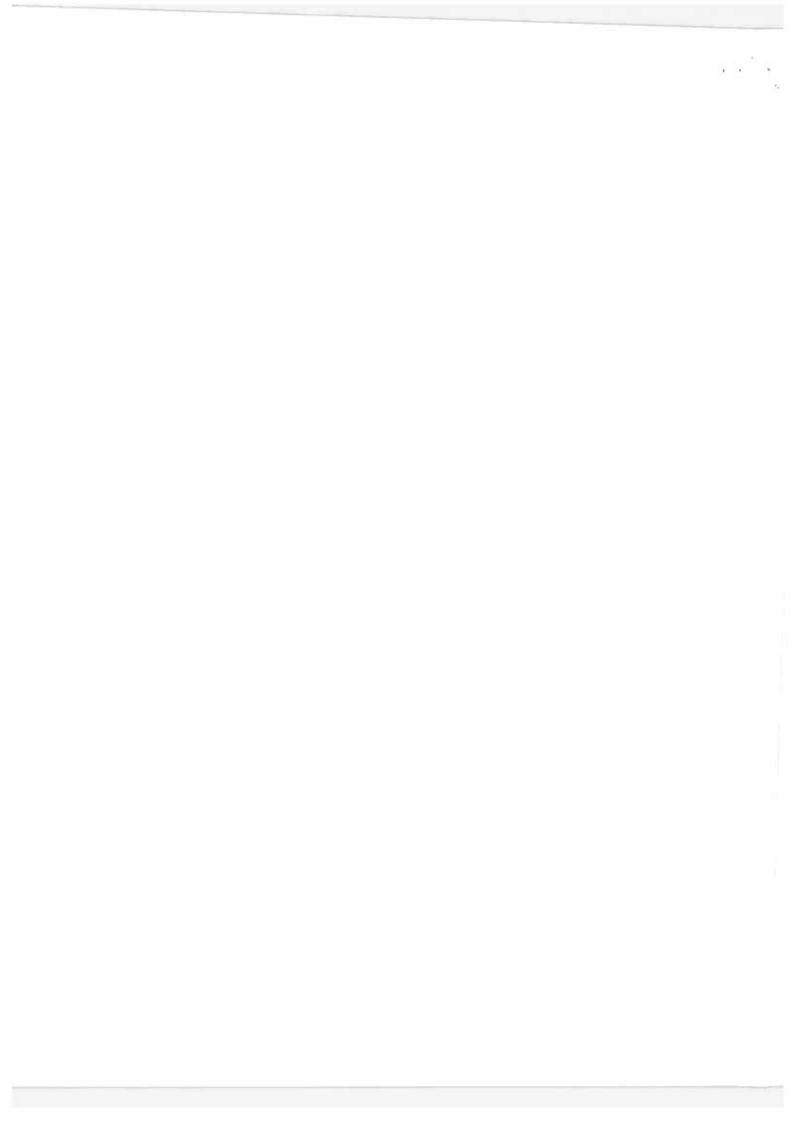
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STATEMENT OF INTENT UNDER ZONING CODE § 16-202 FOR

Please see the Attached Addendum Incorporated by Reference {Address}

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2.	All pro	posed zoning changes for the property: Change the corresponding exisiting zoning ications for the addresses listed in the attached addendum to the C-1 Zoning
	Distric	t
3	All int	ended uses of the property Office/Residential/Retail
4.	Сиптеп	t owner's name, address, and telephone number 37 West Cross Street, LLC and
	c/o J.I	R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202 410-385-5328
5.	The pr Baltim	operty was acquired by the current owner onby deed recorded in the Land Records of ore City in Liberfolioplease see the attached addendum
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Addendum to Statement of Intent Under Zoning Code § 16-202

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118 Seldner Place- Block 948, Lot 77- From R-8 to C-1



STATEMENT OF INTENT UNDER ZONING CODE § 16-202 FOR

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l.	Applicant	's name, address, and telephone number 37 West Cross Street, LLC nan, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328				
c/ 0 J	.K. 7700H	man, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328				
2.	All propo	sed zoning changes for the property: Change the corresponding exisiting zoning ations for the addresses listed in the attached addendum to the C-1 Zoning				
	District	<u> </u>				
3	3 All intended uses of the property Office/Residential/Retail					
4.	Current o	wner's name, address, and telephone number. 37 West Cross Street, LLC and				
	.c/o.t.R.	Woolman, LLC 111 S. Calvert St. Ste 2/00 Balt. 21202 410-363-3326				
٥.	Baltimor	perty was acquired by the current owner on by deed recorded in the Land Records of ce City in Liber folio please see the attached addendum				
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STATEMENT OF INTENT UNDER ZONING CODE § 16-202 FOR

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ACCEPANA	
AFFIDAVIT	
Joseph R. Woolman, III , solemnly affirm under the penalties of perjury that the information ven in this Statement of Intent is true and complete to the sest of my knowledge, information, and belief. (Applicant's signature)	
3-9-17	
Date	

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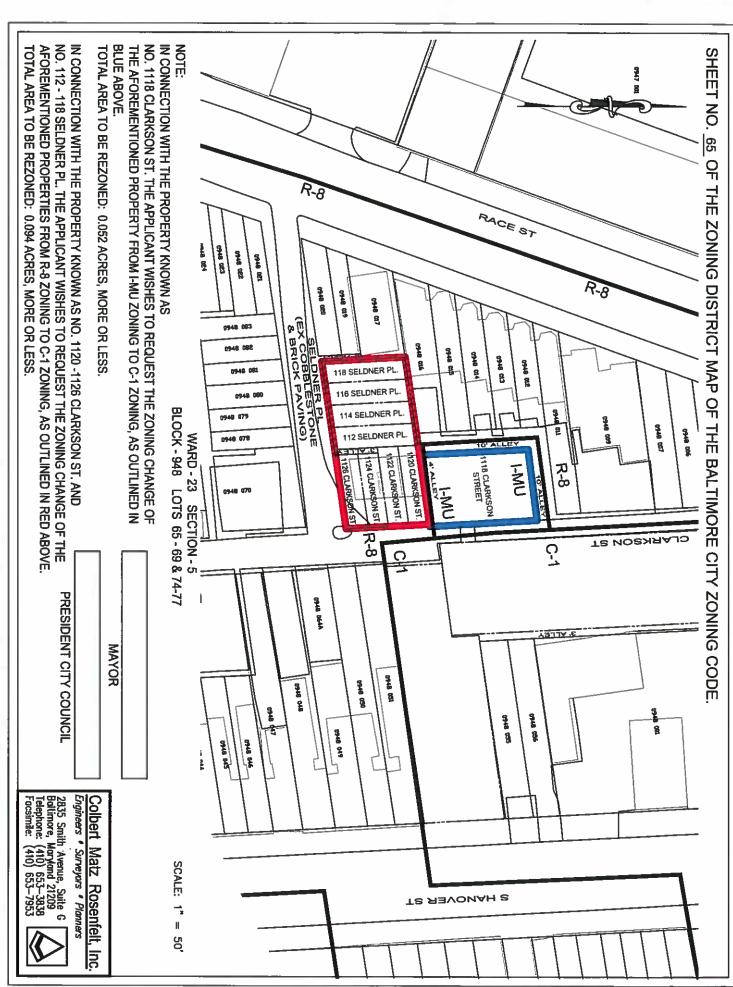
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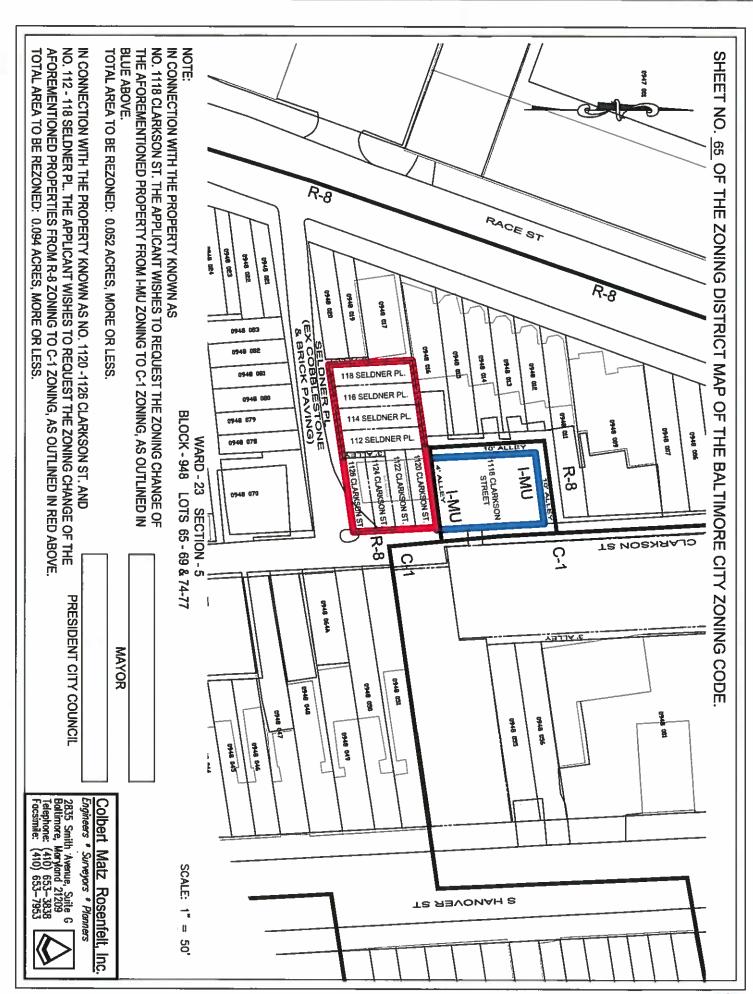
116 Seldner Place- Block 948, Lot 76- From R-8 to C-1

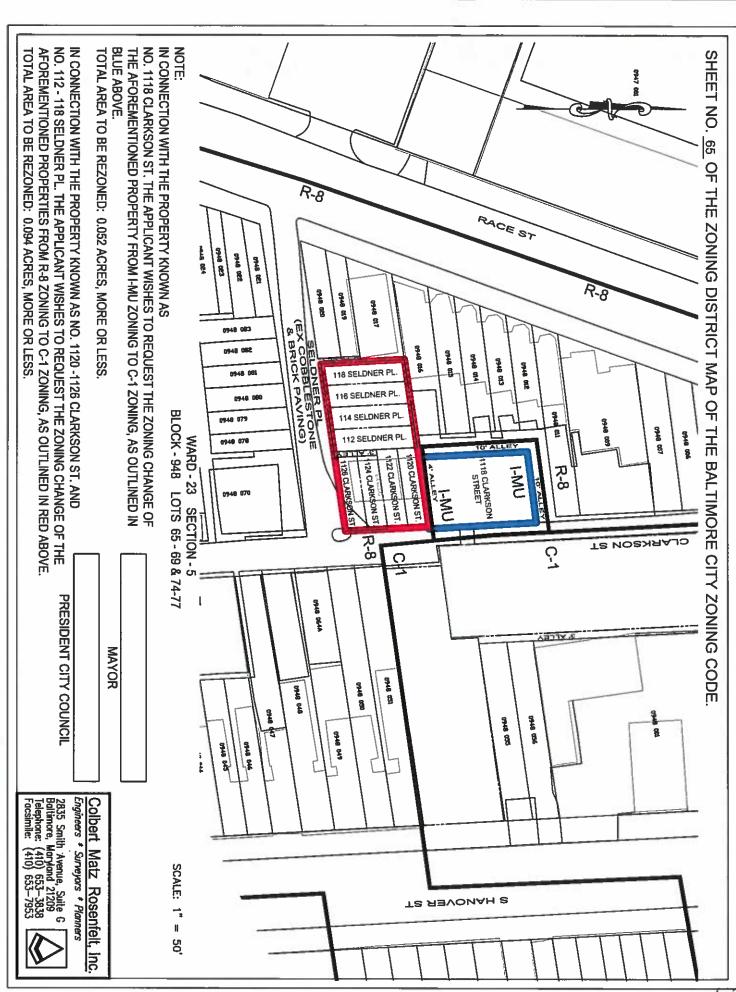
118 Seldner Place- Block 948, Lot 77- From R-8 to C-1

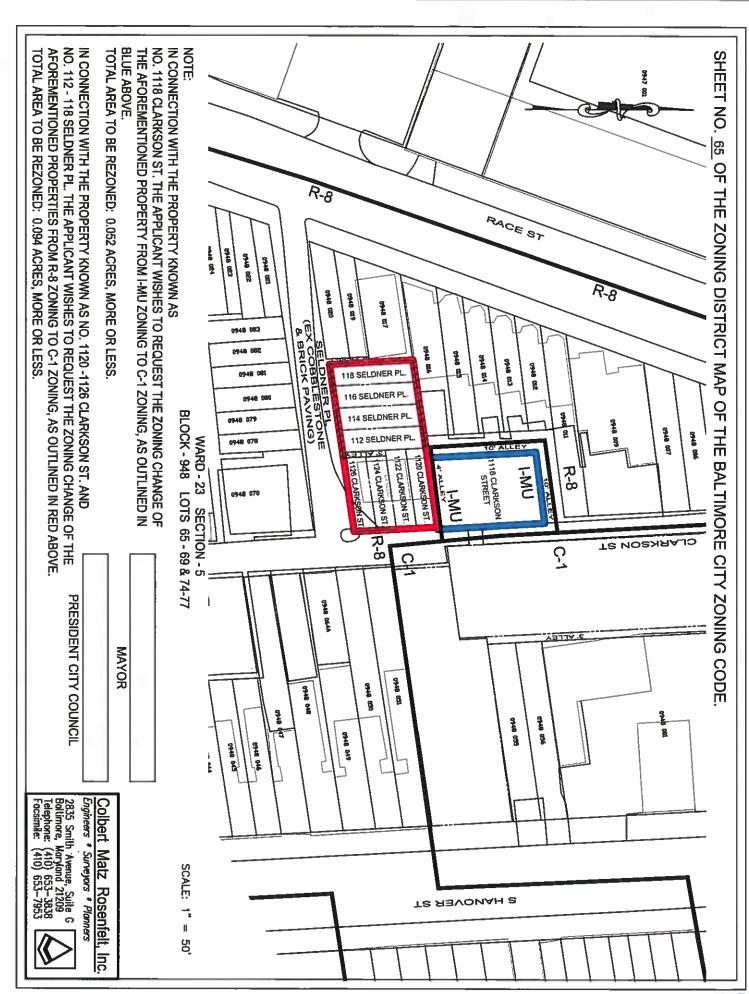




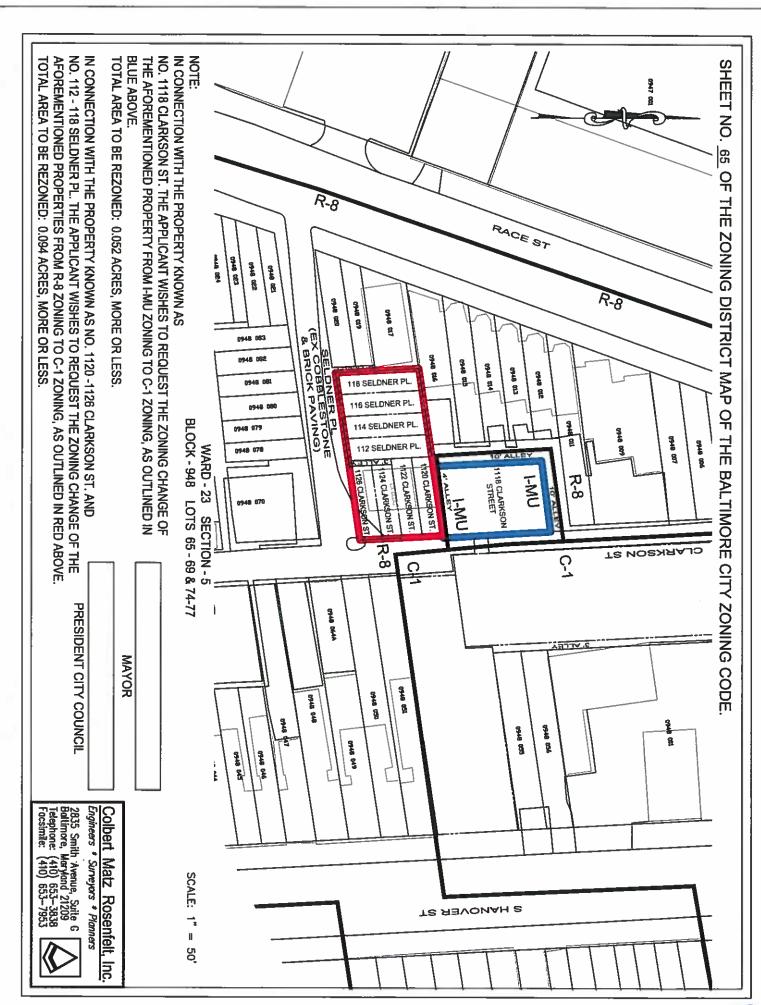




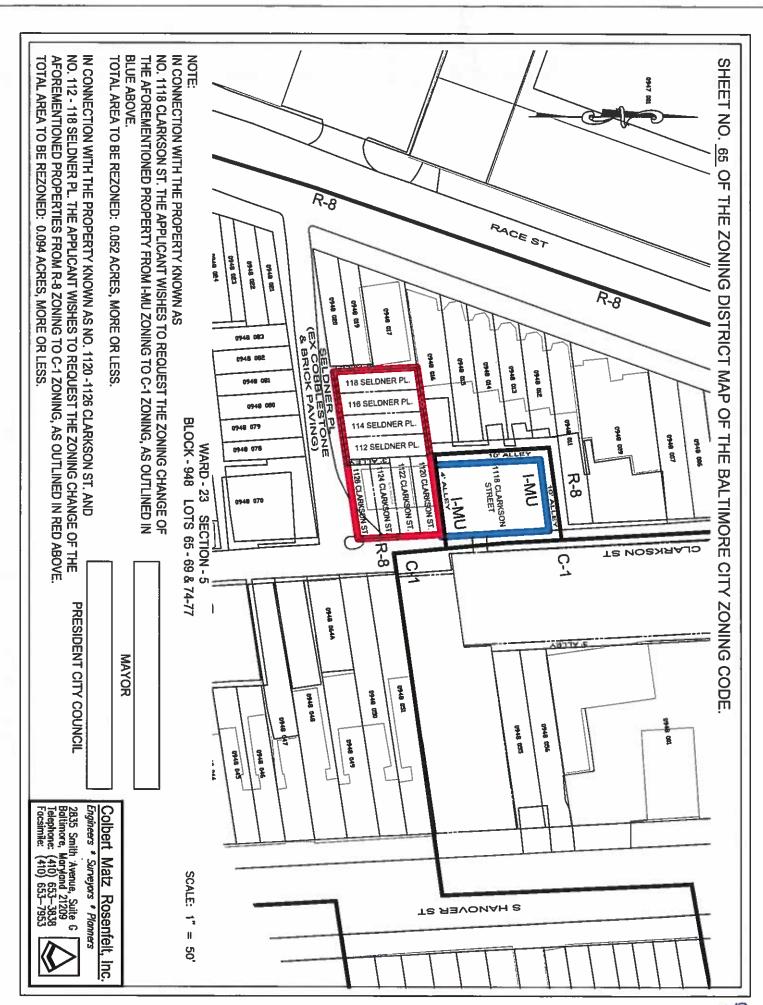


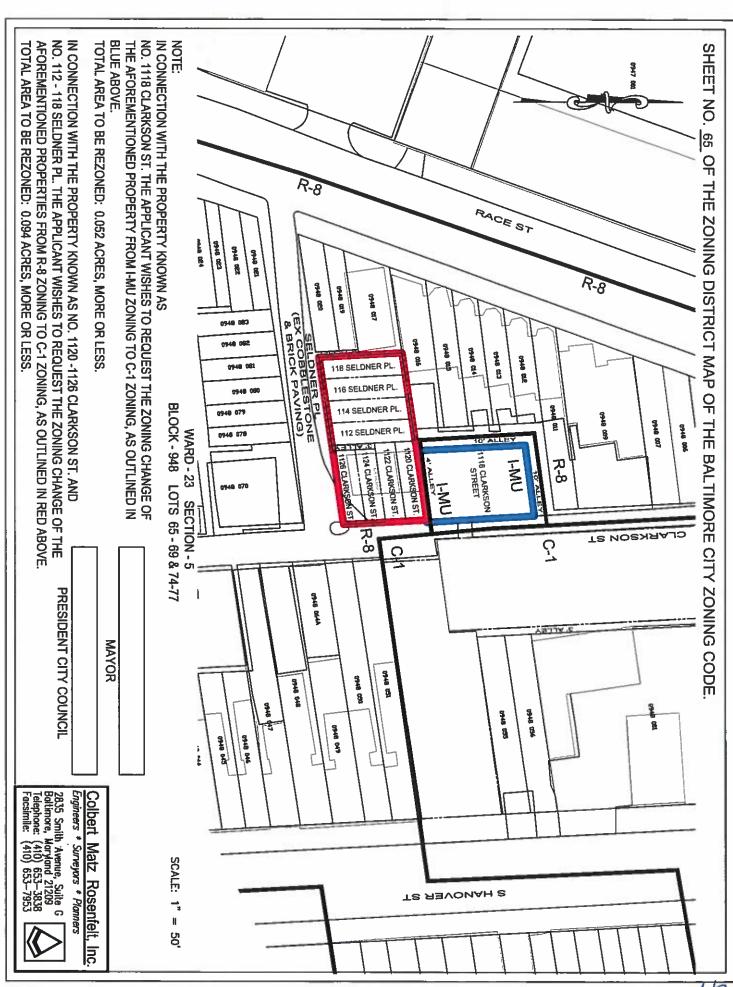


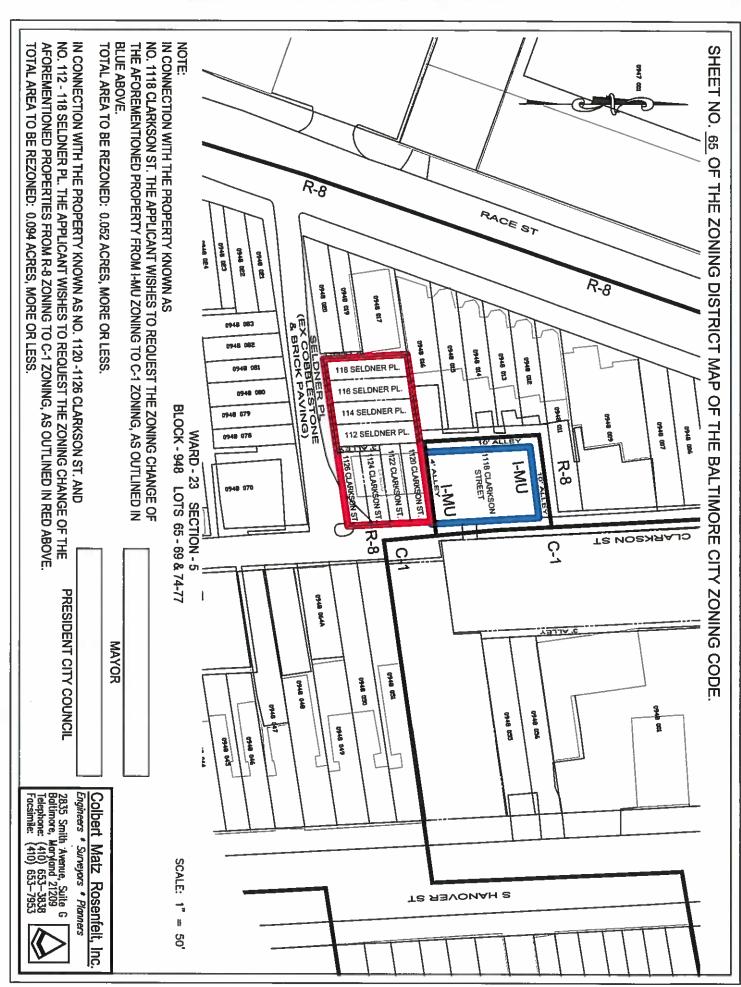


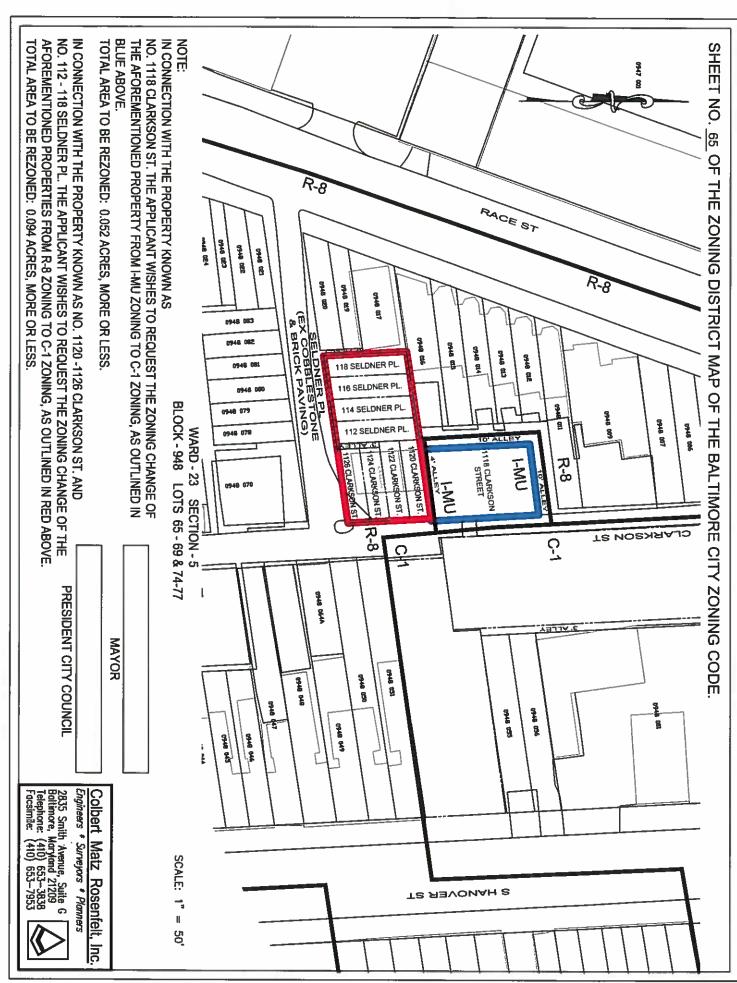


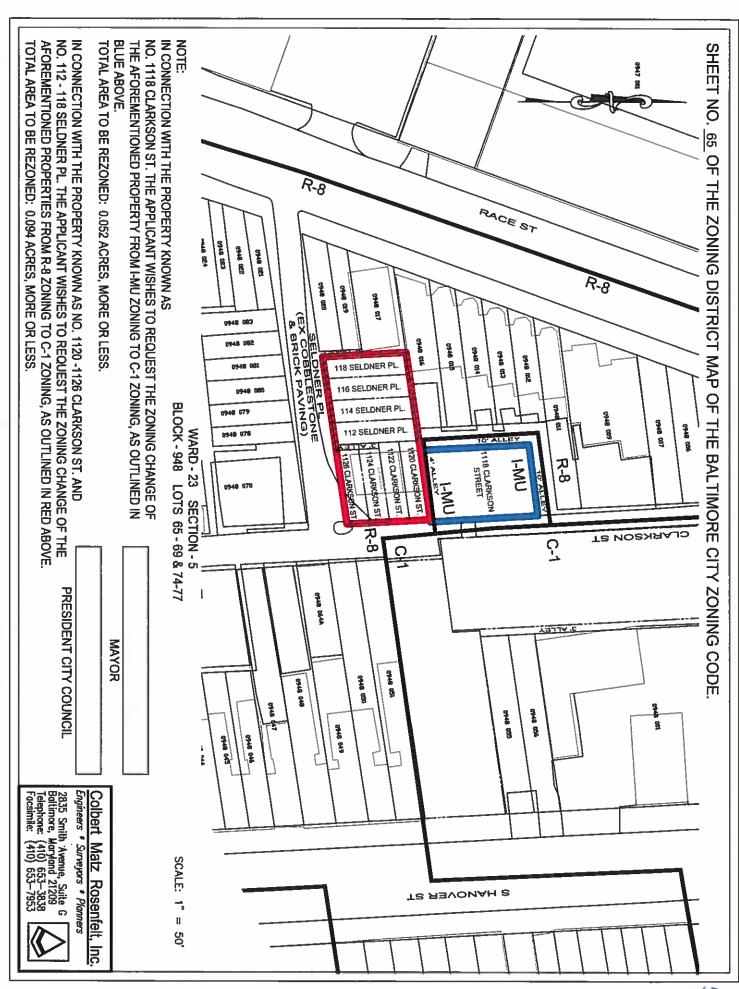


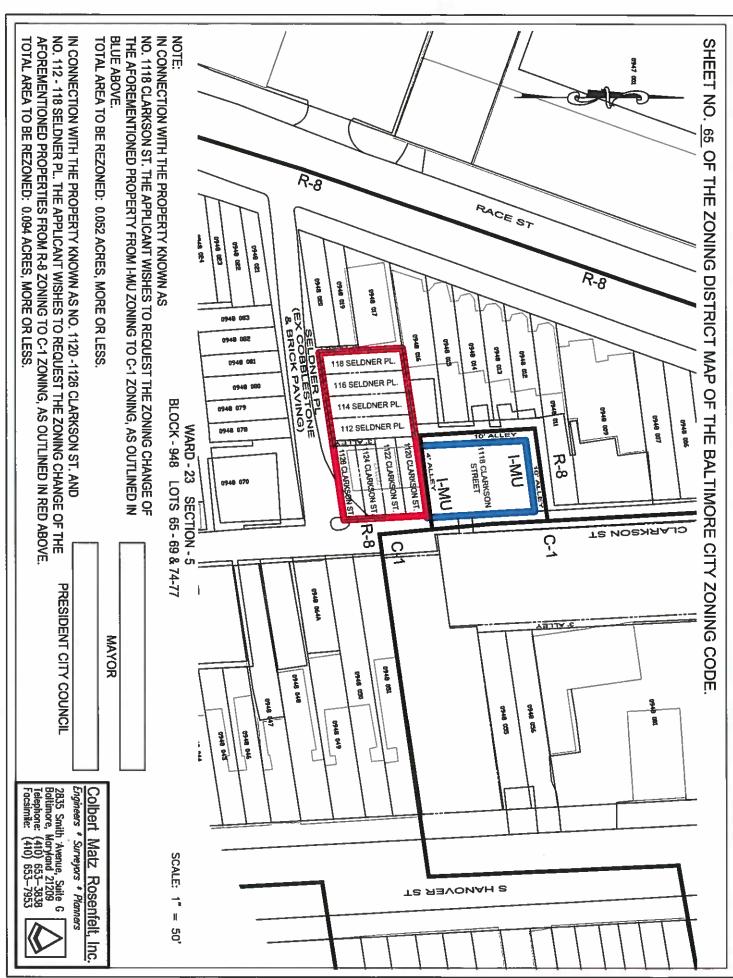












INTRODUCTORY*

CITY OF BALTIMORE COUNCIL BILL 17-0043



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

A BILL ENTITLED

AN ORDINANCE concerning

Rezoning – 1118, 1120, 1122, 1124, and 1126 Clarkson Street and 112, 114, 116, and 118 Seldner Place

Planning Con

FOR the purpose of changing the zoning for 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 7 Seldner Place (Block 948, Lots 74, 75, 76, and 77, respectively), as outlined in red on the accompanying plat, from the R-8 Zoning District to the C-1 Zoning District; changing the zoning for the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the accompanying plat, from the I-MU Zoning District to the C-1 Zoning District; and providing for a special effective date.

By amending

Article - Zoning
Zoning Map
Sheet(s) 65
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 65 of the Zoning District Map is amended by changing from the R-8 Zoning District to the C-1 Zoning District 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; and changing from the I-MU Zoning District to the C-1 Zoning District the property known as 1118 Clarkson Street (Block 948, Lot 65), as outlined in blue on the plat accompanying this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;

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

and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on (i) the date on which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is enacted.