

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 19-0402**

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Introduced by: Councilmembers Stokes, Sneed, Henry

At the request of: 2101 East Biddle Street, LLC

Address: c/o Alyssa Domzal, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18<sup>th</sup> Floor,  
Baltimore, Maryland 21202

Telephone: 410-528-5510

Introduced and read first time: June 24, 2019

Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: September 9, 2019

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Parking Lots – Hoen Lithograph Building**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of parking lots to serve the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the accompanying plat.

BY authority of

Article 32 – Zoning

Section 5-201(a) and Table 9-301 (R-8)

Baltimore City Revised Code

(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is authorized for the establishment, maintenance, and operation of parking lots serving the Hoen Lithograph Building on the properties known as 2000 through 2028 East Biddle Street, 2030 through 2044 East Biddle Street, 2011 through 2017 East Biddle Street, 2021 through 2045 East Biddle Street, 2201 through 2235 Henneman Avenue, 1100 through 1106 North Patterson Park Avenue, and adjacent alleys, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 9-301 (R-8), subject to the ~~condition that the~~ following conditions:

1. The site plan entitled “Hoen Lithograph Off-Site Parking/Site Plan for Conditional Use Ordinance”, dated June 25, 2019, prepared by STV Incorporated, which includes separate plans for each of the 3 off-street parking lots, is attached to and made part of 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.

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1           2. The parking lots must comply with all federal, state, and local licensing and  
2           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 \_\_\_\_\_, 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