



Legislation Details (With Text)

File #: 24-0552 **Version:** 0 **Name:** At the request of: Pinehurst Wine Shoppe, LLC, Chase Hoffberger, AB Associates
Address: c/o AB Associates
225 E. Redwood Street, Suite 400G, Baltimore, Maryland 21202

Type: Ordinance **Status:** In Committee

File created: 6/10/2024 **In control:** Ways and Means

On agenda: **Final action:**

Enactment date: **Enactment #:**

Title: Zoning - Commercial 1 Village Center District - Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) - Variances - 6242 Bellona Avenue
For the purpose of permitting, subject to certain conditions, the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011), as outlined in red on the accompanying plat; granting a variance from corner side-yard setback requirements; and providing for a special effective date.

Sponsors: Mark Conway

Indexes: Alcoholic Beverage, Center, Commercial, District, Variances, Zoning

Code sections:

Attachments: 1. 6242 Bellona Ave - Statement of Intent, 2. 6242 Bellona Ave - Plat, 3. 6242 Bellona Ave - Site Plan, 4. 24-0552~1st Reader

Date	Ver.	Action By	Action	Result
6/17/2024	0	Ways and Means	Scheduled for a Public Hearing	
6/13/2024	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
6/13/2024	0	Baltimore City Council	Refer to Fire Department	
6/13/2024	0	Baltimore City Council	Refer to Baltimore Development Corporation	
6/13/2024	0	Baltimore City Council	Refer to Dept. of Transportation	
6/13/2024	0	Baltimore City Council	Refer to Parking Authority Board	
6/13/2024	0	Baltimore City Council	Refer to City Solicitor	
6/13/2024	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
6/13/2024	0	Baltimore City Council	Refer to Planning Commission	
6/10/2024	0	Baltimore City Council	Introduced	
6/10/2024	0	Baltimore City Council	Assigned	

* **Warning:** This is an unofficial, introductory copy of the bill. The official copy considered by the City Council is the first reader copy.

Introductory*

**City of Baltimore
Council Bill**

Introduced by: Councilmember Conway
At the request of: Pinehurst Wine Shoppe, LLC, Chase Hoffberger, AB Associates
Address: c/o AB Associates
225 E. Redwood Street, Suite 400G, Baltimore, Maryland 21202
Telephone: (512) 536-0763

A Bill Entitled

An Ordinance concerning
Zoning - Commercial 1 Village Center District - Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) - Variances - 6242 Bellona Avenue

For the purpose of permitting, subject to certain conditions, the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011), as outlined in red on the accompanying plat; granting a variance from corner side-yard setback requirements; and providing for a special effective date.

By authority of

Article - Zoning
Sections 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 (C-1-VC)
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 continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011) as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 {“Commercial Districts - Permitted and Conditional Uses (C-1-VC)”}, subject to the condition that the retail goods establishment (with alcoholic beverage sales) complies with all applicable federal, state, and local licensing and certification requirements, and the terms of the Memorandum of Understanding reached on _____ between the Pinehurst Wine Shoppe, LLC, and the Bellona-Gittings Community Association.

Section 2. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-404, 5-405, 5-406, and 5-507 of the Zoning Code, permission is granted to expand the existing building located on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011) by 1,325 square feet, as indicated on the accompanying Site Plan dated as of May 9, 2024, attached hereto.

Section 3. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of the Zoning Code, permission is granted for a 15-foot, nine-inch variance from the corner side-yard setback requirements of § 10-401 and Table 10-401: Commercial Districts - Bulk and Yard Regulations.

Section 4. 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 and site plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat and site plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance, the plat, and the site plan 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 5. And be it further ordained, That this Ordinance takes effect on the date it is enacted.