



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Text

---

**File #:** 16-0695, **Version:** 0

---

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

\* 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 Mosby

At the request of: New Shiloh Baptist Church, Incorporated

Address: c/o Michael C. Bainum, Senior Development Manager, Enterprise Homes, Inc., 312  
North Martin Luther King, Jr., Boulevard, Suite 300, Baltimore, Maryland 21201

Telephone: 410-230-2128

A BILL ENTITLED

AN ORDINANCE concerning

**Planned Unit Development - Amendment 1 - New Shiloh Baptist Church**

FOR the purpose of approving certain amendments to the Development Plan of the New Shiloh Baptist Church Planned Unit Development; and conforming a reference.

BY authority of

Article - Zoning

Title 9, Subtitles 1 and 4

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 99-533, the Mayor and City Council (i) approved the application of New Shiloh Baptist Church, Incorporated, to have certain properties located at 2100 North Monroe Street, 1915-1923 Windsor Avenue, 1910 Windsor Avenue, 1930 Windsor Avenue, 2200-2212 North Monroe Street, 2300 North Monroe Street, and 2030 Elgin Avenue, consisting of 8.194 acres, more or less, designated as a Business Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

The applicant wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to allow multi-family residential dwellings, to allow the construction and use of a multi-

family apartment building, consisting of 73 units, and to make any other modifications, as necessary to accomplish these objectives.

On May 4, 2016, representatives of the applicant met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendments to the Development Plan.

The representatives of the applicant have now applied to the Baltimore City Council for approval of these amendments, and they have submitted amendments to the Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning Code.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council approves the amendments to the Development Plan submitted by the Developer, as attached to and made part of this Ordinance, including Sheet 1, ♦Existing Conditions Plan♦, dated May 16, 2016; Sheet 2, ♦Proposed Conditions Plan♦, dated May 16, 2016; and Sheet 3, ♦Landscape Plan♦, dated May 16, 2016, all of which supersede the exhibit sheets referenced in Section 1 of the Planned Unit Development♦s enabling Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That Section 3(a) of Ordinance 99-533 is amended to read as follows:

SECTION 3. AND BE IT FURTHER ORDAINED, That the following uses are allowed in the Planned Unit Development:

(a) only the following uses currently permitted in a B-3 Zoning District [under Article 30, Chapter 6,] of the Baltimore City ZONING Code as of the effective date of this Ordinance (all retail uses shall be confined to the first floor of 1930 Windsor Avenue, where each individual retail use may not exceed 1,250 square feet of space, and confined to the first floor of 2200-2212♦North Monroe Street, where each individual retail use may not exceed 1,500♦square feet of space): antique shops; art and school supply stores; art needlework shops; automatic banking terminals; bakeries - including the sale of bakery products to restaurants, hotels, clubs, and other similar establishments; banks and building and loan associations; bicycle sales and repair stores; blueprinting and photostating establishments; book and magazine stores and similar establishments (Class♦A); business and office machine sales, rental, and service; camera and photographic supply stores; candy and ice cream stores; carry out food shops; catering establishments, food; coin and philatelic stores; communications systems - sales and service; computer centers; data processing service; day nurseries, group day care centers, and nursery schools; drug stores and pharmacies (excluding the sale of alcoholic beverages and tobacco products); dry cleaning and laundry receiving stations - processing done elsewhere; DWELLINGS - MULTI-FAMILY; employment agencies; financial institutions; florist shops; food commissaries; garden supply, tool, and seed stores; gift and card shops; hobby shops; jewelry stores - including watch repair; laboratories - medical and dental; libraries and art galleries; medical and dental clinics; multi-purpose neighborhood centers; musical instrument sales and repair; novelty shops; offices - business, governmental, and professional - but not including sales and bulk storage or merchandise on the premises; office supply stores; optician sales; orthopedic and medical appliance stores; parks and playgrounds; philanthropic and charitable institutions; photocopying service; photographers; photographic printing and developing

establishments; physical culture and health services -gymnasiums (but not reducing salons or public baths); printing and publishing establishments - not more than 10 employees on the premises in addition to one owner or manager; radio and television stations and studios; recording studios; recreation buildings and community centers; religious institutions (churches, temples, synagogues, convents, seminaries, and monasteries); restaurants and lunch rooms (excluding live entertainment, dancing, and the sale and use of alcoholic beverages); schools - elementary and secondary; schools and studios - music, dance and business; secretarial and telephone answering services; shoe and hat repair stores; sporting and athletic goods stores; stationary stores; tailor or dressmaking shops, for custom work or repairs; toy stores; trade schools (including automobile repair and service trade schools); travel bureaus; variety stores; wearing apparel shops; accessory radio and television antennas, but not including microwave antennas (satellite dishes), and towers when less than 25 feet above the building on which they are mounted; accessory mounted microwave antennas (satellite dishes) when 4 feet or less in diameter if constructed on solid material and projecting 6 feet or less from the building on which they are mounted or 6 feet or less in diameter if constructed of expanded aluminum mesh or wire screen and projecting 8 feet or less from the building on which they are mounted, and provided that the dish is attached to the rear half of the roof of the principal building at least 5 feet beyond the center line of the roof; and accessory microwave antennas (satellite dishes) not exceeding 12 feet in diameter and located on the premises of an elementary school, junior and senior high school, college, university, library, church, temple, synagogue, seminary, medical facility, or when located on the premises of housing for the elderly or nursing home; and

...

SECTION 3. AND BE IT FURTHER ORDAINED, That all plans for the construction of permanent improvements on the property are subject to final design approval by the Planning Commission to insure that the plans are consistent with the Development Plan and this Ordinance.

SECTION 4. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying amended Development Plan 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 amended Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the amended Development 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 30th day after the date it is enacted.

dlr16-1508~intro/09Jun16  
pudamdt/NewShilohBaptistChurch/nbr

dlr16-1508~intro/09Jun16  
?????  
pudamdt/NewShilohBaptistChurch/nbr

