



Legislation Text

File #: 16-0749, **Version:** 0

Introduced by: Councilmember Kraft

At the request of: Frank Scarfield, Sr.

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South
Charles Street, Suite 21st Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

A Bill Entitled

An Ordinance concerning

Planned Unit Development - Amendment 1 - Holabird Manor Condominiums

For the purpose of approving certain amendments to the Development Plan of the Holabird Manor
Condominiums Planned Unit Development.

By authority of

Article - Zoning

Title 9, Subtitles 1 and 2

Baltimore City Revised Code

(Edition 2000)

Recitals

By Ordinance 16-441, the Mayor and City Council (i) approved the application of Holabird Manor, Inc. to have certain properties known as 1717-1726 Manor Avenue (formerly Nome Street), 1708-1716 Dundalk Avenue, 6608 Holabird Avenue, and 6613 Hartwait Street, consisting of 5.35 acres, more or less, designated as a Residential 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 modify the residential density within the Planned Unit Development.

On August 31, 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 2 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.

Section 2. And be it further ordained, That Section 4(a) of Ordinance 16-441 is amended to read as follows:

Section 4. And be it further ordained, the following uses are permitted within the Planned

Unit Development:

(a)	Primary uses:
	Maximum
Housing for the Elderly	[130] 36 units
Non-Senior Residential Units	[180] 274 units

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.