



City of Baltimore

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

Legislation Text

File #: 08-0258, **Version:** 0

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

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Spector
At the request of: Heather Ridge Condominium Council, Inc., and Kol Torah of Baltimore
Address: c/o AB Associates, 1 South Calvert Street #1150, Baltimore, Maryland 21202
Telephone: 410-547-6900

A BILL ENTITLED

AN ORDINANCE concerning
Planned Unit Development - Amendment - Benhurst Park

FOR the purpose of approving certain amendments to the Development Plan of the Benhurst Park Planned Unit Development.

BY authority of
Article - Zoning
Title 9, Subtitles 1 and 2
Baltimore City Revised Code
(Edition 2000)

Recitals

By Ordinance 73-417, as last amended by Ordinance 07-384, the Mayor and City Council (i) approved the original application of Carl M. Freeman Associates, Inc., and Ralph DeChiaro Enterprises, Inc., to have certain property located on the south side of Fallstaff Road, north and east of Bartol Avenue, north and south of Benhurst Park and east of Clarks Lane, consisting of 50 acres, more or less, designated as a Residential Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

Heather Ridge Condominium Council, Inc., and Kol Torah of Baltimore wish to amend the Development Plan, as previously approved by the Mayor and City Council, to permit the development of a synagogue on a 2.21 acre parcel at 2929 Fallstaff Road for the Kol Torah of Baltimore congregation.

On November 24, 2008, representatives of Kol Torah of Baltimore 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 Heather Risge Condominium Council, Inc., and Kol Torah of Baltimore 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, as attached to and made part of this Ordinance, including Sheet 1, "Overall PUD Plan", dated November 12, 2008, Sheet 2, "Existing Conditions Plan", dated November 12, 2008, Sheet 3, "Site Plan", dated November 12, 2008, Sheet 4, "Landscape Plan", dated November 12, 2008, Sheet 5, "Forest Conservation/Forest Stand Delineation Plan", dated November 12, 2008, Sheet 6, "Front and Left Elevations", dated November 12, 2008, and Sheet 7, "Rear and Right Elevations", dated November 12, 2008.

SECTION 2. 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 3. AND BE IT FURTHER ORDAINED, That the Planning Department may determine what constitutes minor or major modifications to the Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by 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.

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