



# City of Baltimore

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

## Legislation Text

---

**File #: 08-0183, 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 D'Adamo  
At the request of: MAFA Eastern Avenue Associates, LLC  
Address: c/o Stanley S. Fine, Esq., 25 S. Charles Street, Suite 2115, Baltimore, Md. 21201  
Telephone: 410-727-6600  
A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment - Eastern Plaza (Anchor Square)**

FOR the purpose of approving certain amendments to the Development Plan of the Eastern Plaza Planned Unit Development.

BY authority of  
Article - Zoning  
Title 9, Subtitles 1 and 5  
Baltimore City Revised Code  
(Edition 2000)

Recitals

By Ordinance 01-242, the Mayor and City Council (i) approved the application of MORLES, LLC, to have certain property known as 6500 Eastern Avenue designated as an Industrial Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

MAFA Eastern Avenue Associates, LLC, the owner of Eastern Plaza (now known as Anchor Square) wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the permitted uses in the Planned Unit Development.

On August 5, 2008, representatives of MAFA Eastern Avenue Associates, LLC, 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 MAFA Eastern Avenue Associates, LLC, 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 5 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 3, "Proposed Site Plan", dated July 2008.

SECTION 2. AND BE IT FURTHER ORDAINED, That Section 3 of Ordinance 01-242 is amended to read as follows:

SECTION 3. AND BE IT FURTHER ORDAINED, That, IN ACCORDANCE WITH TITLE 9, SUBTITLES 1 AND 5 OF THE BALTIMORE CITY ZONING CODE, THE FOLLOWING uses ARE PERMITTED within the Planned Unit Development.

(1) [are all those] ALL PERMITTED, ACCESSORY, AND CONDITIONAL USES AS allowed in the B-1 and B-2 Zoning Districts, excluding the following uses:

Amusement devices in combination with other uses;

Check cashing;

Private clubs and lodges;

Community correction centers;

Employment agencies (day laborers);

Firearm sales;

Live entertainment;

Dance halls;

Massage salons;

Parole/probation field offices;

Pool hall/billiard parlor;

Skating rinks;

Liquor stores/package goods;

Pawn shops;

Animal facilities;

Taverns;

Gasoline stations;

Blood donor centers;

Arcades;

Launderettes;

Laundries;

Hotels and motels;

Physical culture and health services: gymnasiums, reducing salons, and public baths;

Religious institutions as follows:

(i) churches, temples, and synagogues; and

(ii) convents, seminaries, and monasteries;

Rooming houses;

Second-hand stores and rummage shops;

Skating rinks;

Swimming pools; and

Vending machines for retail sale of ice or milk.

(2) RESTAURANTS: DRIVE-IN.

SECTION 3. 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 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

dlr08-399~intro/06Aug08  
pudamdts/EasternPlaza/aa:me

dlr08-399~intro/06Aug08  
????  
pudamdts/EasternPlaza/aa:me