



Legislation Text

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**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 Stokes  
At the request of: 1611 Guilford Ave, LLC  
Address: c/o Richard Craft, 320 North Charles Street, Baltimore, Maryland 21201  
Telephone: 410-372-3229

A Bill Entitled

An Ordinance concerning  
**Planned Unit Development - Amendment - Greenmount West Arts and Entertainment District**  
For the purpose of approving certain amendments to the Development Plan of the Greenmount West Arts and Entertainment District Planned Unit Development.

By authority of  
Article 32 - Zoning  
Section 5-201(a) and Title 13  
Baltimore City Revised Code  
(Edition 2000)

**Recitals**

By Ordinance 03-533, as amended by Ordinance 11-425, the Mayor and City Council (i) approved the application of approved the application of Charles A. Lankford, Guilford Avenue, LLC, Industrial Roll Co., Lewis Industries, Inc., A&G, LLC, 3 Square Feet, LLC, Venture Vending, Inc., and Venture Amusement Co., Inc., to have certain properties consisting of 3.92747 acres, more or less, designated as an Office-Residential Planned Unit Development and (ii) approved the Development Plan submitted by the applicant.

By Ordinance 11-425, Popham Properties, LLC, the purchaser of the property located at 1500 Barclay Street, wished to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the uses permitted, to allow for the Board of Municipal and Zoning Appeals to allow variances for off-street parking, to specifically grant certain off-street parking variances, and to add the property located at 1500 Barclay Street to the existing Office-Residential Planned Unit Development.

1611 Guilford Ave, LLC, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to amend the Planned Unit Development to allow a use that is not currently allowed.

On September 15, 2020, representatives of 1611 Guilford Ave, 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 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 Section 5-201(a) and Title 13 of the Baltimore City Zoning Code.

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That Section 3(b) of Ordinance 03-533, as amended by Ordinance 11-425, is amended to read as follows:

Section 3. And be it further ordained, That in accordance with the provisions of Title 9, Subtitles 1 and 3, the following uses are allowed within the Planned Unit Development:

- (b) In accordance with the provisions of § 9-303 of the Zoning Code, the following B-1 and B-2 uses are allowed on the first or ground floor of the buildings within the PUD: art and school supply stores; art needlework shops; automatic teller machines; banks and savings and loan associations; barber shops; beauty shops; book stores: general; camera and photographic supply stores; candy and ice cream stores; carry-out food shops; catering establishments: food; clothes pressing establishments; dry cleaning and laundry receiving stations - processing done elsewhere; florist shops; food stores, grocery stores, meat markets, bakeries, and delicatessens; furniture stores - including upholstering when conducted as an accessory use; gift and card shops; hardware stores; laundrettes - no more than 2 employees plus 1 owner or manager on the premises; laundries: hand - no more than 2 employees plus 1 owner or manager on the premises; musical instruments: sales and repair; newsstands; office supply stores; photocopying services; recreation buildings and community centers; [restaurants and lunch rooms - but not including live entertainment or dancing;] restaurant including live entertainment and dancing; shoe and hat repairs stores; shoeshine parlors; tailor or dressmaking shops: custom work or repairs; travel bureaus.

In addition, the following B-2 uses are allowed on all floors of the buildings in the PUD: antique shops; dwellings; financial institutions; offices: business, governmental and professional; photographers; physical culture and health services: gymnasiums, reducing salons; picture framing shops - when conducted for retail trade on the premises; schools: elementary and secondary.

In addition, all uses conditional in the M-1, B-1, and B-2 Districts are conditionally allowed in the PUD, subject to the requirements and provisions of Title 14 of the Zoning Code.

**Section 2. 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 3. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.