



# City of Baltimore

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

## Legislation Text

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**File #:** 08-0165, **Version:** 0

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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 Kraft  
At the request of: Capital Development, LLC  
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore,  
Maryland 21201  
Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment - 1950 East Fayette Street, 1951 East Fayette Street, and 1921-1939 Orleans Street**

FOR the purpose of approving certain amendments to the Planned Unit Development for 1950 East Fayette Street, 1951 East Fayette Street, and 1921-1939 Orleans Street.

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

Recitals

By Ordinance 04-859, the Mayor and City Council approved the application of Capital Development, LLC, and Dell House, LLC, to have certain property known as 1950 East Fayette Street, 1951 East Fayette Street, and 1921-1939 Orleans Street, designated as a Residential Planned Unit Development and approved the Development Plan submitted by the applicant.

Capital Development, LLC, and Dell House, LLC, the owners of 1950 East Fayette Street, 1951 East Fayette Street, and 1921-1939 Orleans Street, wish to amend the Development Plan, as previously approved by the Mayor and City Council, to modify the overall retail square footage permitted in the Planned Unit Development.

On July 14, 2008, representatives of Capital Development, LLC, and Dell House, LLC, met with the Department of Planning for a preliminary conference to explain the scope and nature of the proposed amendment to the

Development Plan.

The representatives of Capital Development, LLC, and Dell House, LLC, have now applied to the Baltimore City Council for approval of this amendment, and they have submitted the amendment 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 Section 3 of Ordinance 04-859 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 2, the following uses are allowed within the Planned Unit Development:

...

(c) In addition, the following uses are permitted on all floors of all buildings within Area C of the Planned Unit Development:

artisans' and craft work; computer centers; day nurseries and nursery schools; HOTELS; medical and dental clinics; offices - business, governmental, and professional; philanthropic and charitable institutions; physical culture and health services - gymnasiums, reducing salons, and public baths; radio and television antennas and towers no more than 25 feet above the building on which they are mounted - but not including microwave antennas; secretarial and telephone answering services; travel bureaus; and warehousing and storage.

...

(e) Overall retail square footage in the Planned Unit Development area is limited to [60,000] 120,000 square feet, with a limit of [12,000] 30,000 square feet per retail establishment, PROVIDED, HOWEVER, THAT NO FOOD STORE OR GROCERY STORE IN THE PLANNED UNIT DEVELOPMENT SHALL EXCEED 20,000 SQUARE FEET.

...

(I) ANY HOTEL CONSTRUCTED IN AREA C OF THE PLANNED UNIT DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS OF ORDINANCE 07-490, REGARDLESS OF THE EFFECTIVE DATES THEREIN.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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pudamdts/1950EFayette,etc/nbr

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pudamdts/1950EFayette,etc/nbr