



# City of Baltimore

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

## Legislation Text

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**File #:** 11-0788, **Version:** 0

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL

Introduced by: Councilmember Kraft

At the request of: Holabird Manor, Inc.

Address: c/o Frank Scarfield, Sr., 7444 Holabird Avenue, Suite D, Baltimore, Maryland 21222

Telephone: 410-284-2200

A BILL ENTITLED

AN ORDINANCE concerning

**Planned Unit Development - Designation - Holabird Manor Condominiums**

FOR the purpose of repealing the existing Planned Unit Development for Holabird Manor Senior Retirement Community and approving a new Development Plan for 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 98-320, the Mayor and City Council approved the application of Holabird Manor Inc., to have the properties known as 1717-1726 Nome Street, 1708, 1710, and 1712 Dundalk Avenue, and 6613 Hartwait Street, consisting of approximately 3.829 acres, more or less, designated a Residential Planned Unit Development and approved the Development Plan as submitted by the applicant.

Holabird Manor, Inc., proposes to consolidate these properties and to include additional property to develop a condominium project to be known as Holabird Manor Condominiums and wishes to rescind Ordinance 98-320 and to replace the existing Development Plan with a new one.

In February 2010, representatives of Holabird Manor, Inc., met with the Department of Planning for a preliminary conference, to explain the scope and nature of existing and proposed development on the property and to institute proceedings to have the property designated a Residential Planned Unit Development.

The representatives of Holabird Manor, Inc., have now applied to the Baltimore City Council for designation of

the property as a Residential Planned Unit Development, and they have submitted a 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 BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Ordinance 98-320 is repealed.

SECTION 2. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council approves the application of Holabird Manor, Inc., fee simple owner of the property located at 1717 -1726 Manor Avenue, 1708, 1710, 1714, and 1716 Dundalk Avenue, 6608 Holabird Avenue, and 6613 Hartwait Street, consisting of 5.35 acres, more or less, as outlined on the accompanying Development Plan entitled “Holabird Manor Condominiums”, dated August 18, 2011, consisting of Sheet C-1, “Plat of Consolidation”, dated June 20, 2008, Sheet C-1, “Site Plan”, dated December 15, 2010, Sheet LS-1, “Landscape Plan”, dated December 15, 2010, and Sheet LS-2, “Landscape Details”, dated June 4, 2010, to designate the property a Residential Planned Unit Development under Title 9, Subtitles 1 and 2 of the Baltimore City Zoning Code.

SECTION 3. AND BE IT FURTHER ORDAINED, That the Development Plan submitted by Holabird Manor, Inc., is approved.

SECTION 4. AND BE IT FURTHER ORDAINED, That the following uses are permitted within the Planned Unit Development:

(a) All permitted, accessory, and conditional uses as allowed in the R-5 and R-6 Zoning Districts.

(b) Primary uses: Maximum

Housing for the elderly	57 units
Townhouse style units	23 units
Midrise units: non-senior	210 units

(c) Accessory uses: Maximum total square footage

Property Management offices	Incl in Comm Space
Retail/Office Space	19,264 SF
Community Space(s)	5,660 SF

SECTION 5. AND BE IT FURTHER ORDAINED, That phasing of this project is not required to be done in a specific order.

SECTION 6. 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 7. AND BE IT FURTHER ORDAINED, That the Planning Commission may determine what constitutes minor or major modifications of the Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

SECTION 8. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying 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 Development Plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the 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 9. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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