



Legislation Text

File #: 24-0552, Version: 0

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Introductory*

**City of Baltimore
Council Bill**

Introduced by: Councilmember Conway

At the request of: Pinehurst Wine Shoppe, LLC, Chase Hoffberger, AB Associates

Address: c/o AB Associates

225 E. Redwood Street, Suite 400G, Baltimore, Maryland 21202

Telephone: (512) 536-0763

A Bill Entitled

An Ordinance concerning

Zoning - Commercial 1 Village Center District - Conditional Use Retail Goods Establishment (With Alcoholic Beverage Sales) - Variances - 6242 Bellona Avenue

For the purpose of permitting, subject to certain conditions, the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011), as outlined in red on the accompanying plat; granting a variance from corner side-yard setback requirements; and providing for a special effective date.

By authority of

Article - Zoning

Sections 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 (C-1-VC)

Baltimore City Revised Code
(Edition 2000)

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That permission is granted for the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011) as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 5-305(a), and 5-308, 5-404, 5-405, 5-406, 5-507, 5-508, 10-203, 10-301, 14-336, and Table 10-301 {“Commercial Districts - Permitted and Conditional Uses (C-1-VC)”}, subject to the condition that the retail goods establishment (with alcoholic beverage sales) complies with all applicable federal, state, and local licensing and certification requirements, and the terms of the Memorandum of Understanding reached on _____ between the Pinehurst Wine Shoppe, LLC, and the Bellona-Gittings Community Association.

Section 2. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-404, 5-405, 5-406, and 5-507 of the Zoning Code, permission is granted to expand the existing building located on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011) by 1,325 square feet, as indicated on the accompanying Site Plan dated as of May 9, 2024, attached hereto.

Section 3. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of the Zoning Code, permission is granted for a 15-foot, nine-inch variance from the corner side-yard setback requirements of § 10-401 and Table 10-401: Commercial Districts - Bulk and Yard Regulations.

Section 4. And be it further ordained, That as evidence of the authenticity of the accompanying plat 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 plat and site plan; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat and site plan; and (iii) the Director of Finance then shall transmit a copy of this Ordinance, the plat, and the site 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 date it is enacted.