



# City of Baltimore

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

## Legislation Text

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**File #:** 06-0509, **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 Rawlings Blake  
At the request of: Stone Mansion, LLC  
Address: c/o Azola and Associates, Inc., 1414 Key Highway, Baltimore, Maryland 21230  
Telephone: 443-829-6942

### A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment - Cylburn Hills**

FOR the purpose of approving certain amendments to the Development Plan of the Cylburn Hills Planned Unit Development.

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

### Recitals

By Ordinance 93-266, the Mayor and City Council approved the application of Cylburn Hills Limited Partnership to have certain property bounded generally by Cylburn Park to the north and east, Greenspring Avenue to the west and Springarden Drive to the south, consisting of 18.7 acres, more or less, designated as a Residential Planned Unit Development and approved the Development Plan submitted by the applicant.

Stone Mansion, LLC, contract purchaser and developer of 4901 Springarden Drive, that property being owned by the City and last used as a private, educational institution, wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to permit the property to be used for offices and a coffee shop, as requested by the local community associations.

On July 11, 2006, representatives of Stone Mansion, 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 Stone Mansion, 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 2 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.

SECTION 2. AND BE IT FURTHER ORDAINED, That on the property known as 4901 Springarden Drive, in the Cylburn Hills Planned Unit Development, the following uses are allowed:

- (a) all permitted, accessory, and conditional uses as allowed in the R-5 Zoning District.
- (b) additional uses allowed shall include:

antique shop  
beauty shop  
candy and ice cream store  
florist shop  
library and art gallery  
multipurpose neighborhood center  
offices, including medical offices  
orthopedic and medical appliance store  
restaurant - no live entertainment or dancing  
travel bureau  
wine storage cellar.

SECTION 3. 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 4. AND BE IT FURTHER ORDAINED, That the Planning Commission may determine what constitutes minor or major modifications to the Plan. Minor modifications require approval by the Planning Commission. Major modifications require approval by Ordinance.

SECTION 5. 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 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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