



# City of Baltimore

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

## Legislation Text

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**File #:** 06-0552, **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: The Council President  
At the request of: The Administration (Department of Planning)

A BILL ENTITLED

AN ORDINANCE concerning  
**Planned Unit Development - Amendment 5 - Lighthouse Point**

FOR the purpose of approving certain amendments to the Development Plan of the Lighthouse Point Planned Unit Development.

BY authority of  
Article - Zoning  
Title 9, Subtitles 1 and 4  
Baltimore City Revised Code  
(Edition 2000)

Recitals

By Ordinance 87-1169, as amended by Ordinance 89-413, Ordinance 95-572, and Ordinance 96-96, the Mayor and City Council approved the application of East Harbor Marine Center, L.L.C., to designate 4 parcels of land known as 2701 Boston Street, 1222 South Lakewood Avenue, and 1210 South Lakewood Avenue (that consists of 2 parcels) and 2 riparian rights parcels located in Baltimore City on the southwest side of Boston Street known as 2711 and 2727 Boston Street, collectively consisting of 11.263 acres of fast land, more or less, together with a pier containing approximately 1 acre, and together with the adjacent riparian area, consisting of 19.990 acres of riparian rights, more or less, as the Lighthouse Point Planned Unit Development and approved the Development Plan submitted by the applicant.

East Harbor Marine Center, L.L.C., wishes to amend the Development Plan, as previously approved by the Mayor and City Council, to revise permitted uses and certain height restrictions in certain areas of the Planned Unit Development.

On November 10, 2006, representatives of East Harbor Marine Center, L.L.C., 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 East Harbor Marine Center, L.L.C., 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 4 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 submitted by the Developer, as attached to and made part of this Ordinance, including Exhibit A, "Existing Conditions Plan", dated November 14, 2006, and Exhibit B, "Development Plan", dated November 14, 2006.

SECTION 2. AND BE IT FURTHER ORDAINED, That Section 3(a) of Ordinance 95-572 is amended to read as follows:

SEC. 3. AND BE IT FURTHER ORDAINED, That in accordance with the provisions of [Section 12-0-4(a)] TITLE 9, SUBTITLE 4 OF THE ZONING CODE, the following uses are permitted within the Planned Unit Development:

(a) All [uses] permitted, ACCESSORY, AND CONDITIONAL USES AS ALLOWED IN THE B-3 ZONING DISTRICT [by the provisions of Article 30, Section 6.3.1].

SECTION 3. AND BE IT FURTHER ORDAINED, That Section 3(b)19 of Ordinance 95-572 is amended to read as follows:

SEC. 3. AND BE IT FURTHER ORDAINED, That in accordance with the provisions of [Section 12-0-4(a)] TITLE 9, SUBTITLE 4 OF THE ZONING CODE, the following uses are permitted within the Planned Unit Development:

(b) In addition:

19. [future midrise apartment building limited to 80 units and a height of 72 feet.] RESIDENTIAL BUILDING WITH 160 UNITS AND A HEIGHT OF 240 FEET.

SECTION 4. AND BE IT FURTHER ORDAINED, That Section 5(b) of Ordinance 95-572 is amended to read as follows:

SEC. 5. AND BE IT FURTHER ORDAINED, That:

(b) The maximum height of buildings on the Property shall be as set forth on the Development Plan; however, WITH THE EXCEPTION OF THE HEIGHT LIMITATION PROVIDED IN SECTION 3(B)19, no building shall exceed 72 feet in height.

SECTION 5. 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 6. 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 7. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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