



# City of Baltimore

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

## Legislation Text

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**File #:** 14-0347, **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 Reisinger  
At the request of: 859 WASHINGTON BLVD LLC  
Address: c/o Jon Laria, Esquire, Ballard Spahr LLP, 300 East Lombard Street, 18th Floor,  
Baltimore, Maryland 21202-3268  
Telephone: 410-528-5506

### A BILL ENTITLED

AN ORDINANCE concerning  
**Urban Renewal - Washington Village - Amendment \_**

FOR the purpose of amending the Urban Renewal Plan for Washington Village to modify the responsibilities of the Commercial District Review Panel and to amend certain exhibits to reflect the change of zoning, upon approval by separate ordinance, for the property known as 859 Washington Boulevard; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of  
Article 13 - Housing and Urban Renewal  
Section 2-6  
Baltimore City Code  
(Edition 2000)

### Recitals

The Urban Renewal Plan for Washington Village was originally approved by the Mayor and City Council of Baltimore by Ordinance 79-1128 and last amended by Ordinance 07-545.

An amendment to the Urban Renewal Plan for Washington Village is necessary to modify the responsibilities of the Commercial District Review Panel and to amend Exhibits 1 and 4 to reflect the change of zoning, upon approval by separate ordinance, for the property known as 859 Washington Boulevard.

Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved renewal plan unless

the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Washington Village are approved:

(1) In the Plan, amend C.4.c.2. to read as follows:

C. Techniques Used to Achieve Plan Objectives

4. Review of Development

c. Community Review

2. There is a Community Review Panel for the B-2-3 zoned properties, called the “Commercial District Review Panel”, herein referred to as the “Review Panel” to expedite the review and approval of [significant] rehabilitation plans and permits, and to provide local technical assistance to property owners and merchants within the Community Business Areas zoned B-2-3. The Review Panel must adopt by-laws within 6 months of its establishment. The Review Panel is composed of the the following members:

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(2) Upon approval of rezoning by separate ordinance, amend Exhibit 1, “Land Use”, to reflect the change in use category for the property known as 859 Washington Boulevard, from Residential to Community Business.

(3) Upon approval of rezoning by separate ordinance, amend Exhibit 4, “Zoning”, to reflect the change of zoning for the property known as 859 Washington Boulevard, from the R-8 Zoning District to the B-2-3 Zoning District.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Washington Village, as amended by this Ordinance and identified as “Urban Renewal Plan, Washington Village, revised to include Amendment \_\_, dated March 24, 2014”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

SECTION 3. AND BE IT FURTHER ORDAINED, That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

SECTION 4. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

SECTION 5. AND BE IT FURTHER ORDAINED, That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or

regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

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

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