

**CITY OF BALTIMORE
COUNCIL BILL 02-0929
(First Reader)**

Introduced by: Councilmembers Young, Branch, Carter
At the request of: Charles A. Lankford, Guilford Avenue, LLC, Industrial Roll Co., Lewis Industries, Inc., A&G, LLC, 3 Square Feet, LLC, Venture Vending, Inc., and Venture Amusement Co., Inc.
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore, Maryland 21201
Telephone: 410-727-6600

Introduced and read first time: October 21, 2002

Assigned to: Land Use and Planning Committee

REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rezoning — 1501-1517, 1601, and 1611 Guilford Avenue;**
3 **325/35, 401/03, 405/13, 415/17, and 419/33 East Oliver Street;**
4 **and 1418 and 1446 Belvidere Street**

5 FOR the purpose of changing the zoning for the following properties: for the property known as
6 1501-1517 Guilford Avenue, as outlined in red on the accompanying plat, from the M-1-2
7 Zoning District to the O-R-3 Zoning District; for the properties known as 1601 and 1611
8 Guilford Avenue, as outlined in blue on the accompanying plat, from the M-1-2 Zoning
9 District to the O-R-2 Zoning District; and for the properties known as 325/35, 401/03,
10 405/13, 415/17, and 419/33 East Oliver Street and 1418 and 1446 Belvidere Street, as
11 outlined in green on the accompanying plat, from the M-2-2 Zoning District to the O-R-2
12 Zoning District.

13 BY amending
14 Article - Zoning
15 Zoning District Maps
16 Sheet(s) 46
17 Baltimore City Revised Code
18 (Edition 2000)

19 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
20 Sheet 46 of the Zoning District Maps is amended by changing from the M-1-2 Zoning District to
21 the O-R-3 Zoning District the property known as 1501-1517 Guilford Avenue, as outlined in red
22 on the plat accompanying this Ordinance; by changing from the M-1-2 Zoning District to the O-
23 R-2 Zoning District the properties known as 1601 and 1611 Guilford Avenue, as outlined in blue
24 on the plat accompanying this Ordinance; and by changing from the M-2-2 Zoning District to the

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 O-R-2 Zoning District the properties known as 325/35, 401/03, 405/13, 415/17, and 419/33 East
2 Oliver Street and 1418 and 1446 Belvidere Street, as outlined in green on the plat accompanying
3 this Ordinance.

4 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
5 accompanying plat and in order to give notice to the agencies that administer the City Zoning
6 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
7 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
8 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
9 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
10 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
11 the Zoning Administrator.

12 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
13 day after the date it is enacted.

**CITY OF BALTIMORE
COUNCIL BILL 02-0930
(First Reader)**

Introduced by: Councilmembers Young, Branch, Carter, Stukes
At the request of: Charles A. Lankford, Guilford Avenue, LLC, Industrial Roll Co., Lewis Industries, Inc., A&G, LLC, 3 Square Feet, LLC, Venture Vending, Inc., and Venture Amusement Co., Inc.
Address: c/o Stanley S. Fine, Esquire, 25 South Charles Street, Suite 2115, Baltimore Maryland 21201
Telephone: 410-727-6600

Introduced and read first time: October 21, 2002

Assigned to: Land Use and Planning Committee

REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore City Parking Authority, Office of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development — Designation —**
3 **Greenmount West - Arts and Entertainment District**

4 FOR the purpose of approving the application of Charles A. Lankford, Guilford Avenue, LLC,
5 Industrial Roll Co., Lewis Industries, Inc., A&G, LLC, 3 Square Feet, LLC, Venture
6 Vending, Inc., and Venture Amusement Co., Inc., owners of certain properties located at
7 1501-1517, 1601, and 1611 Guilford Avenue, 325/35, 401/03, 405/13, 415/17, and 419/33
8 East Oliver Street, and 1418 and 1446 Belvidere Street to have those properties designated an
9 Office-Residential Planned Unit Development; and approving the Development Plan
10 submitted by the applicant.

11 BY authority of
12 Article - Zoning
13 Title 9, Subtitles 1 and 3
14 Baltimore City Revised Code
15 (Edition 2000)

16 **Recitals**

17 Charles A. Lankford, Guilford Avenue, LLC, Industrial Roll Co., Lewis Industries, Inc.,
18 A&G, LLC, 3 Square Feet, LLC, Venture Vending, Inc., and Venture Amusement Co., Inc., are
19 the owners of the properties located at 1501-1517, 1601, and 1611 Guilford Avenue, 325/35,
20 401/03, 405/13, 415/17 and 419/33 East Oliver Street, and 1418 and 1446 Belvidere Street
21 (collectively, the "Properties"), consisting of 3.67954 acres, more or less.

22 The owners propose to develop the Properties for business, industrial, and residential uses as
23 part of the Greenmount West Arts and Entertainment District.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 On October 11, 2002, representatives of the applicants met with the Department of Planning
2 for a preliminary conference, to explain the scope and nature of existing and proposed
3 development on the Properties and to institute proceedings to have the Properties designated an
4 Office-Residential Planned Unit Development.

5 The representatives of the applicants have now applied to the Baltimore City Council for
6 designation of the Properties as an Office-Residential Planned Unit Development, and they have
7 submitted a Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 3
8 of the Baltimore City Zoning Code.

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
10 Mayor and City Council approves the application of Charles A. Lankford, Guilford Avenue,
11 LLC, Industrial Roll Co., Lewis Industries, Inc., A&G, LLC, 3 Square Feet, LLC, Venture
12 Vending, Inc., and Venture Amusement Co., Inc., owners of the properties located at 1501-1517,
13 1601, and 1611 Guilford Avenue, 325/35, 401/03, 405/13, 415/17 and 419/33 East Oliver Street,
14 and 1418 and 1446 Belvidere Street, consisting of 3.67954 acres, more or less, as outlined on the
15 accompanying Development Plan entitled "Greenmount West - Arts and Entertainment District
16 Planned Unit Development", dated October 11, 2002, to designate the Properties an Office-
17 Residential Planned Unit Development under Title 9, Subtitles 1 and 3 of the Baltimore City
18 Zoning Code.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Development Plan entitled
20 "Greenmount West - Arts and Entertainment District Planned Unit Development" submitted by
21 the applicants, consisting of Sheet 1, "Existing Conditions Plan", dated October 11, 2002, and
22 Sheet 2, "Proposed Conditions Plan", dated October 11, 2002, is approved.

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That in accordance with the provisions of Title
24 9, Subtitles 1 and 3, the following uses are allowed within the Planned Unit Development:

25 (a) In accordance with the provisions of § 9-303 of the Zoning Code, the following M-1
26 uses are allowed: artisans' and craft work; bookbinding; canvas products:
27 manufacturing; carpet and rug cleaning establishments; clothing and other finished
28 products: manufacturing; coffee roasting; computer centers; contractor and
29 construction shops; dyeing establishments; electroplating; furniture and fixtures:
30 manufacturing; glass products: manufacturing from previously prepared materials;
31 greenhouses; industrial supplies: distribution and sales; jewelry: manufacturing;
32 lithographing; machinery and machines, industrial, new: sales, rental, and service;
33 machines, business and office, new and used: sales, rental, and service; machine
34 shops; mail order distribution centers; metal finishing; musical instruments, including
35 organs and pianos: manufacturing; printing and publishing; radio and television
36 antennas and towers, including microwaving antennas (satellite dishes), that extend
37 no more than 25 feet above the building on which they are mounted; recording
38 studios; telephone exchanges; tool, die, or pattern making shops; upholstering shops;
39 warehousing and storage; and wholesale establishments.

40 (b) In accordance with the provisions of § 9-303 of the Zoning Code, the following B-1
41 and B-2 uses are allowed on the first or ground floor of the buildings within the PUD:
42 art and school supply stores; art needlework shops; automatic teller machines; banks
43 and savings and loan associations; barber shops; beauty shops; book stores: general;

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1 camera and photographic supply stores; candy and ice cream stores; carry-out food
2 shops; catering establishments: food; clothes pressing establishments; dry cleaning
3 and laundry receiving stations - processing done elsewhere; florist shops; food stores,
4 grocery stores, meat markets, bakeries, and delicatessens; furniture stores - including
5 upholstering when conducted as an accessory use; gift and card shops; hardware
6 stores; launderettes - no more than 2 employees plus 1 owner or manager on the
7 premises; laundries: hand - no more than 2 employees plus 1 owner or manager on the
8 premises; musical instruments: sales and repair; newsstands; office supply stores;
9 photocopying services; recreation buildings and community centers; restaurants and
10 lunch rooms - but not including live entertainment or dancing; shoe and hat repairs
11 stores; shoeshine parlors; tailor or dressmaking shops: custom work or repairs;
12 tobacco shops; travel bureaus.

13 In addition, the following B-2 uses are allowed on all floors of the buildings in the
14 PUD: antique shops; dwellings; financial institutions; offices: business, governmental
15 and professional; photographers; physical culture and health services: gymnasiums,
16 reducing salons, and public baths; picture framing shops - when conducted for retail
17 trade on the premises.

18 In addition, all uses conditional in the M-1, B-1, and B-2 Districts are conditionally
19 allowed in the PUD, subject to the requirements and provisions of Title 14 of the
20 Zoning Code.

21 (c) All permitted, accessory, and conditional uses as allowed in the O-R Zoning District.

22 (d) Artists' studios (live and work) and art galleries.

23 (e) Outdoor table service when accessory to a restaurant use, subject to Planning
24 Commission approval; live entertainment as accessory to an art gallery use, provided
25 no admission, donation or use charge is required, and such entertainment is limited to
26 non-amplified music.

27 **SECTION 4. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent
28 improvements on the property are subject to final design approval by the Planning Commission
29 to insure that the plans are consistent with the Development Plan and this Ordinance.

30 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the Planning Department may determine
31 what constitutes minor or major modifications to the Plan. Minor modifications require approval
32 by the Planning Commission. Major modifications require approval by Ordinance.

33 **SECTION 6. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
34 accompanying Development Plan and in order to give notice to the agencies that administer the
35 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
36 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
37 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
38 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
39 Appeals, the Planning Commission, the Commissioner of Housing and Community
40 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

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