



BILL NO. 320

ORDINANCE NO. 187

- 1 AN ORDINANCE concerning
- 2 ZONING - PLANNED UNIT DEVELOPMENT
- 3 YORK ROAD AND BELVEDERE AVENUE
- 4 FOR the purpose of approving the application of James J. Ward III and Company
- 5 to amend the Business Planned Development approved by Ordinance 771, ap-
- 6 proved December 17, 1974; and to approve the amended Development Plan
- 7 submitted by the Applicant.
- 8 BY authority
- 9 Sections 12.0-1 and 12.0-4
- 10 Article 30 - Zoning
- 11 Baltimore City Code (1983 Replacement Volume, as amended)
- 12 WHEREAS, By Ordinance 771, approved December 17, 1974, the application of
- 13 the Marimar Corporation to have the property northeast of the intersection of
- 14 York Road and Belvedere Avenue, consisting of 2.5 acres, more or less, as out-
- 15 lined in the plats accompanying the ordinance, designated a Business Planned
- 16 Development in accordance with Sections 12.0-1 and 12.0-4 of Article 30 of the
- 17 Baltimore City Code (1966 Edition, as amended by Ordinance 1051 of 1971); and
- 18 the Development Plan submitted by the Marimar Corporation was approved; and
- 19 WHEREAS, The property designated a Business Planned Development by
- 20 Ordinance 771, approved December 17, 1974 was purchased by James Ward III
- 21 and Company who wishes to amend the Development Plan approved by said
- 22 Ordinance 771; and
- 23 WHEREAS, James Ward III and Company has purchased the property on the
- 24 southeast corner of York Road and Belvedere Avenue designated in the plats ac-
- 25 companying this Ordinance as the "South Site" within the following perim-

EXPLANATION: *Italics indicate new matter added to existing law.*  
[Brackets] indicate matter stricken from existing law.  
CAPITALS indicate amendments to bill.  
Strike-out indicates matter stricken out of bill.

1 eters, beginning on the south side of Belvedere Avenue with the southeast cor-  
 2 ner of York Road, southerly on the south side of Belvedere Avenue to the north-  
 3 west corner of the property line of 532 Orkney Road, southeasterly along the  
 4 northern property line of 532 Orkney Road, northerly on the southernmost prop-  
 5 erty lines of 530 Orkney Road and 500 Orkney Road to York Road, then north-  
 6 westerly to the corner of York Road and Belvedere Avenue, and EAST OF  
 7 YORK ROAD, SOUTH OF NORTHERN PARKWAY, WEST OF CLEAR-  
 8 SPRING ROAD AND NORTH OF ORKNEY ROAD AS OUTLINED IN THE  
 9 PLATS ACCOMPANYING THIS ORDINANCE; AND

10 WHEREAS, James Ward III and Company wishes to amend the Business  
 11 Development Plan as approved by said Ordinance 771 to include both parcels of  
 12 property, designated as the "North Site" and the "South Site" in the accompany-  
 13 ing plats to construct 108,600 square feet of retail office space and a parking  
 14 garage and 10,500 square feet of retail space, 10,500 square feet of office space,  
 15 and a 4,800 square foot freestanding restaurant on the "North Site" and A  
 16 TOTAL OF 108,600 SQUARE FEET OF RETAIL AND OFFICE SPACE AND  
 17 WHATEVER IS OTHERWISE PERMITTED BY THE ZONING LAWS  
 18 WITHIN THE BOUNDARIES OF THE 'NORTH SITE' AND THE 'SOUTH  
 19 SITE', A PARKING GARAGE AND A FREESTANDING RESTAURANT AS  
 20 DESIGNATED IN THE ACCOMPANY PLATS: AND

21 WHEREAS, Prior to the introduction of the Ordinance, representatives of James  
 22 Ward III and Company met with the Planning Commission or duly designated of-  
 23 ficers thereof for a preliminary conference as to the scope and nature of the pro-  
 24 posed project and amendment to the Development Plan; and

25 WHEREAS, James Ward III and Company hereby makes formal application to  
 26 the Baltimore City Council and submits the requisite amended Development  
 27 Plans to include those requirements specified by Sections 12.0-1 and 12.0-4 of  
 28 Article 30 of the Baltimore City Code (1983 Replacement Volume, as amended);  
 29 now, therefore,

30 SECTION 1. *Be it ordained by the Mayor and City Council of Baltimore*, That  
 31 the amended Development Plan submitted by James Ward III and Company at-  
 32 tached hereto and made a part thereof, to amend the Development Plan  
 33 approved by Ordinance 771 approved December 17, 1974, be and it is hereby  
 34 approved.

35 SECTION 2. *And be it further ordained*, That upon passage of this ordinance by the  
 36 City Council, as evidence of the authenticity of the development plans which are ad-  
 37 a part hereof and in order to give notice to the departments which are ad-  
 38 ministering the Zoning Ordinance, the President of the City Council shall sign  
 39 the development plans, and when the Mayor approves the ordinance, he shall  
 40 sign the development plans. The Director of Finance shall then transmit a copy  
 41 of the ordinance and the development plans to the Board of Municipal and Zoning  
 42 Appeals, the Planning Commission, the Supervisor of Assessments for Baltimore  
 43 City and the Zoning Administration.

1 SEC. 3. AND BE IT FURTHER ORDAINED, THAT ALL PLANS FOR  
 2 SITE IMPROVEMENTS AND ARCHITECTURAL DETAILS, SUCH AS  
 3 MATERIALS, SIGNS, COLORS, LANDSCAPING, LIGHTING, FENCING  
 4 AND TRASH REMOVAL SHALL BE REVIEWED AND APPROVED BY  
 5 THE PLANNING COMMISSION.

6 SEC. 4. AND BE IT FURTHER ORDAINED, THAT ANY CHANGES IN  
 7 THE DEVELOPMENT PLAN HEREBY APPROVED SHALL BE RE-  
 8 VIEWED BY THE PLANNING COMMISSION FOR CONSISTENCY WITH  
 9 THE APPROVED PLAN.

10 SEC. 5. AND BE IT FURTHER ORDAINED, THAT USES ON THE SITE  
 11 WILL BE RESTRICTED TO THOSE PERMITTED IN THE B-1 AND B-2  
 12 DISTRICTS AS LISTED IN SECTIONS 6.1-1B AND 6.2-1B OF THE ZONING  
 13 CODE.

14 SEC. 6. AND BE IT FURTHER ORDAINED, THAT THE DEVELOPMENT  
 15 PLAN APPROVED BY THIS ORDINANCE SUPERCEDES THE DEVELOP-  
 16 MENT PLAN APPROVED BY ORDINANCE 771 OF 1974.

17 SEC. 3 7. *And be it further ordained*, That this ordinance shall take effect thirty  
 18 days from the date of its passage.