

Council Bill 08-0258

1 The representatives of Heather Ridge Condominium Council, Inc., and Kol Torah of
2 Baltimore have now applied to the Baltimore City Council for approval of these amendments,
3 and they have submitted amendments to the Development Plan intended to satisfy the
4 requirements of Title 9, Subtitles 1 and 2 of the Baltimore City Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the amendments to the Development Plan submitted by the
7 Developer, as attached to and made part of this Ordinance, including Sheet 1, "Overall PUD
8 Plan", dated November 12, 2008, Sheet 2, "Existing Conditions Plan", dated November 12,
9 2008, Sheet 3, "Site Plan", dated November 12, 2008, Sheet 4, "Landscape Plan", dated
10 November 12, 2008, Sheet 5, "Forest Conservation/Forest Stand Delineation Plan", dated
11 November 12, 2008, Sheet 6, "Front and Left Elevations", dated November 12, 2008, and Sheet
12 7, "Rear and Right Elevations", dated November 12, 2008.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That all plans for the construction of
14 permanent improvements on the property are subject to final design approval by the Planning
15 Commission to insure that the plans are consistent with the Development Plan and this
16 Ordinance.

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

20 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
21 accompanying amended Development Plan and in order to give notice to the agencies that
22 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
23 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
24 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
25 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
26 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the
27 Commissioner of Housing and Community Development, the Supervisor of Assessments for
28 Baltimore City, and the Zoning Administrator.

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

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City