

**CITY OF BALTIMORE
COUNCIL BILL 09-0428
(First Reader)**

Introduced by: Councilmembers Spector, Middleton

At the request of: Tippet Avenue, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Suite 2115, Baltimore, Maryland 21201

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Introduced and read first time: December 10, 2009

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking, Open Off-Street Area –**
3 **5401 Tippet Avenue, 5451 Tippet Avenue, 4033 Lewiston Avenue, and**
4 **Portions of Rockfield Avenue and Tippet Avenue**

5 FOR the purpose of repealing Ordinance 65-640 and permitting, subject to certain conditions, the
6 establishment, maintenance, and operation of a parking, open off-street area (including
7 driving test area) on the properties known as 5401 Tippet Avenue, 5451 Tippet Avenue,
8 4033 Lewiston Avenue, and portions of Rockfield Avenue and Tippet Avenue, as outlined
9 in red on the accompanying plat.

10 BY authority of

11 Article - Zoning
12 Section(s) 4-904 and 14-102
13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 Ordinance 65-640 is hereby repealed.

17 **SECTION 2. AND BE IT FURTHER ORDAINED,** That permission is granted for the
18 establishment, maintenance, and operation of a parking, open off-street area (including driving
19 test area) on the properties known as 5401 Tippet Avenue, 5451 Tippet Avenue, 4033 Lewiston
20 Avenue, and portions of Rockfield Avenue and Tippet Avenue, as outlined in red on the plat
21 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-904 and 14-
22 102, subject to the condition that the parking, open off-street area (including driving test area)
23 complies with all applicable federal, state, and local licensing and certification requirements.

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
25 accompanying plat and in order to give notice to the agencies that administer the City Zoning
26 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council

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

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1 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
2 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
3 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
4 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
5 the Zoning Administrator.

6 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
7 after the date it is enacted.