

**ENROLLED**

**CITY OF BALTIMORE  
ORDINANCE \_\_\_\_\_  
Council Bill 07-0767**

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Introduced by: Councilmember Harris

At the request of: Sentinel "The Guarded Place" Inc.

Address: c/o Rodney McCoy, 901 Woodbourne Avenue, Baltimore, Maryland 21212

Telephone: 410-323-7793

Introduced and read first time: August 13, 2007

Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: October 29, 2007

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use - Amending Ordinance 01-166**

FOR the purpose of amending the maximum bed capacity *and other conditions* for the convalescent, nursing, and rest home (assisted living) on the property known as 901 Woodbourne Avenue.

BY repealing and reordaining

Ordinance 01-166

Section(s) 1

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the Laws of Baltimore City read as follows:

**Ordinance 01-166**

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the establishment, maintenance, and operation of a convalescent, nursing, and rest home (assisted living) on the property known as 901 Woodbourne Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Zoning Code §§ 4-804 and 14-102 of the Baltimore City Code, subject to the following conditions:

1. the maximum number of residents is [15] ~~60~~ 45, NOT including ~~any resident manager~~ STAFF;

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.  
Underlined italics indicate matter added to the bill by amendment after printing for third reading.

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- 1                   2. there may be no more than 2 persons per sleeping  
2                   room;
- 3                   3. sleeping rooms for clients may not be in the basement;
- 4                   4. a fire suppression sprinkling system must be installed in  
5                   the building prior to its occupancy as an assisted living  
6                   facility;
- 7  
8                   5. ~~a chair lift~~ AN ELEVATOR must be installed in the  
9                   building GIVING ACCESS TO ALL FLOORS prior to  
10                  INCREASING its occupancy, FROM 15 TO 45 RESIDENTS  
11                  as an assisted living facility;
- 12                  6. the minimum age for resident-clients is 50 years;
- 13                  7. 24-hour supervision must be provided;
- 14                  8. paved off-street parking spaces for ~~4~~ 11 vehicles must  
15                  be provided, prior to occupancy of the building as an  
16                  assisted living facility;
- 17                  9. there may be no exterior sign on the facility other than a  
18                  nameplate no larger than ~~6~~ 12 inches wide by ~~6~~ 12  
19                  inches high; and
- 20                  10. THE BUILDING SETBACK FROM THE SIDE STREET MUST BE 28 FEET.
- 21                  11. THE BUILDING SETBACK FROM THE REAR MUST BE 29 FEET.
- 22                  12 ~~10~~. the convalescent, nursing, and rest home (assisted  
23                  living) must comply with all applicable federal, state, and  
24                  local licensing and certification requirements.

25                  **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
26                  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