

CITY OF BALTIMORE
ORDINANCE **23-263**
Council Bill 23-0371

Introduced by: Councilmember Conway
At the request of: Brightview Senior Living Development, LLC
Address: c/o Caroline L. Hecker, Esq.
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, Suite 21st Floor
Baltimore, Maryland 21201
Telephone: 410-727-6600

Introduced and read first time: April 3, 2023
Assigned to: Economic and Community Development Committee
Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: June 26, 2023

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use – Residential-Care Facility (Age-Restricted) –**
2 **201 Homeland Avenue and a Portion of Block 5027, Lot 003**

3 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
4 operation of a residential-care facility (age-restricted) with 171 units on the property known
5 as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as
6 outlined in red on the accompanying plat; providing for a certain contingency; providing for a
7 special effective date.

8 BY authority of
9 Article - Zoning
10 Sections 5-201(a), 5-508, 14-334, and Table 12-501
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the establishment, maintenance, and operation of a residential-care
15 facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue
16 (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the plat
17 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and
18 14-334, subject to the condition that the building complies with all applicable federal, state, and
19 local licensing and certification requirements.

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.

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

9 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the authority granted pursuant to this
10 Ordinance is specific to Brightview Senior Living Development, LLC, and its successors and
11 assigns.

12 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the final development plans for the
13 residential-care facility authorized by this Ordinance must be approved by the Planning
14 Commission.

15 **SECTION 5. 4. AND BE IT FURTHER ORDAINED,** That this Ordinance is contingent upon the
16 passage by the Mayor and City Council of an Ordinance permitting residential-care facilities
17 (age-restricted) in the EC-2 Zoning District as a conditional use requiring approval by Ordinance
18 of the Mayor and City Council.

19 **SECTION 6. 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date
20 it is enacted.

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Certified as duly passed this 17 day of July, 2023



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 17 day of July, 2023



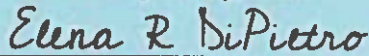
Chief Clerk

Approved this 18th day of September, 2023



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 24th Day of July, 2023.



Chief Solicitor