

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 13-0269**

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Introduced by: Councilmember Clarke

At the request of: Roland Park Place, Inc.

Address: c/o Terry Snyder, Roland Park Place, 830 West 40<sup>th</sup> Street, Baltimore, Maryland  
21211

Telephone: 410-243-6783

Introduced and read first time: October 7, 2013

Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: February 10, 2014

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Parking, Open Off-Street Area –  
4001 Roland Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning

Section(s) 4-1004(4) and 14-102

Baltimore City Revised Code

(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That permission is granted for the establishment, maintenance, and operation of parking, open off-street area for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-1004(4) and 14-102, subject to the ~~condition that the~~ following conditions:

1. The site plan, dated November 1, 2013, is attached to and made part of this Ordinance.
2. On the termination of this Ordinance, the owner of 4001 Roland Avenue must, as nearly as possible, restore the parking area to its original condition, including grass seeding, as necessary.

**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           3. During the period that this Ordinance is effective, the owner of 4001 Roland Avenue  
2           must maintain the grounds in good order, including the fence shared in common with  
3           the property known as 4003 Roland Avenue.
  
- 4           4. Adequate lighting at night must be provided.
  
- 5           5. The property owner must monitor the lot to limit its use to Roland Park Place staff,  
6           residents, and guests.
  
- 7           6. The parking, open off-street area must have regular security coverage.
  
- 8           7. In constructing the parking, open off-street area, unnecessary removal of trees should  
9           be avoided.
  
- 10          8. The parking, open off-street area ~~complies~~ must comply with all applicable federal,  
11          state, and local licensing and certification requirements.

12           **SECTION 2. AND BE IT FURTHER ORDAINED,** That the permission granted by this Ordinance  
13 applies for 2 years from the date that this Ordinance becomes effective; and, at the end of that  
14 period, with no further action by the Mayor and City Council, this permission will be abrogated  
15 and of no further effect.

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

24           **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
25 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