

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 17-0061

Introduced by: Councilmember Middleton

At the request of: OHI Asset (MD) Baltimore - Pall Mall, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

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Introduced and read first time: April 24, 2017

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: August 14, 2017

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Parking, Open Off-Street Area –
4603 Pall Mall Road**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning

Section(s) 4-904(1) and 14-102

Baltimore City Revised Code

(Edition 2000)

Recitals

Ordinance 11-521, which permitted the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pimlico Road, was signed into law on November 17, 2011. The parking, open off-street area permitted by this Ordinance was never established. According to § 14-104 (a) of the Baltimore City Zoning Code, if a conditional use approval is not exercised within the time specified in § 2-602 {“Exercise within 12 months required”}, the approval automatically lapses and is void. The present applicant wants permission to establish, maintain, and operate a parking, open off-street area on the same property, using the site plan approved by the Site Plan Review Committee, dated August 31, 2011, which had been attached to and made part of Ordinance 11-521.

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.

Council Bill 17-0061

1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
2 permission is granted for the establishment, maintenance, and operation of a parking, open off-
3 street area on the property known as 4603 Pimlico Road, as outlined in red on the plat
4 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-904(1) and
5 14-102, subject to the following conditions:

- 6 1. The site plan approved by the Site Plan Review Committee, dated August 31, 2011, is
7 attached to and made part of this Ordinance.
- 8 2. The parking, open off-street area must comply with all applicable federal, state, and
9 local licensing and certification requirements.

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

18 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
19 after the date it is enacted.

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