

CITY OF BALTIMORE
COUNCIL BILL 14-0378
(First Reader)

Introduced by: Councilmember Stokes

At the request of: Mary Harvin Center Limited Partnership

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Introduced and read first time: May 12, 2014

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use – Amending Ordinance 13-176**

3 FOR the purpose of amending Ordinance 13-176 to amend the site plan attached to and made part
4 of that Ordinance, which permitted the establishment, maintenance, and operation of housing
5 for the elderly on the property known as 1600 North Chester Street (Block 1469, Lots 11-22,
6 24-31A, and 67-75); permitting modification of the site plan by approval of the Planning
7 Commission; and modifying the variance granted by Ordinance 13-176 for a certain yard
8 setback requirement.

9 BY repealing and reordaining, with amendments

10 Ordinance 13-176

11 Section(s) 1 and 2

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

14 **Ordinance 13-0176**

15 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF
16 BALTIMORE, That permission is granted for the establishment,
17 maintenance, and operation of housing for the elderly on the property
18 known as 1600 North Chester Street (Block 1469, Lots 11-22, 24-31A,
19 and 67-75), as outlined in red on the plat accompanying this Ordinance, in
20 accordance with Baltimore City Zoning Code §§ 4-1004(2), 6-409(1), and
21 14-102, subject to the following conditions:

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

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1 1. The approved site plan, as depicted on Sheet [L100,
2 “Rendered Site and Landscape Plan”, dated July 31,
3 2013] C101, “PLOT PLAN”, DATED APRIL 26, 2014, is
4 attached to and made part of this Ordinance.

5 2. ANY FUTURE AMENDMENT TO THE SITE PLAN IS SUBJECT
6 TO PLANNING COMMISSION APPROVAL.

7 3. [2.] The housing for the elderly must comply with all
8 applicable federal, state, and local licensing and
9 certification requirements.

10 SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the
11 authority granted by Title 15 of the Zoning Code of Baltimore City, and
12 specifically by §§ 15-101 and 15-203, the City Council grants a variance
13 from the rear yard setback requirement of 30 feet to [5.5] 29 feet.

14 SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
15 after the date it is enacted.