

**CITY OF BALTIMORE  
COUNCIL BILL 18-0290  
(First Reader)**

---

Introduced by: Councilmember Stokes, President Young

At the request of: House of Freedom, Inc.

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South  
Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: September 17, 2018

Assigned to: Land Use and Transportation Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Residential Care Facility – Variances –**  
3 **1208, 1210-1222, and 1224-1226 East Baltimore Street**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
5 operation of a residential care facility on the properties known as 1208, 1210-1222, and  
6 1224-1226 East Baltimore Street, as outlined in red on the accompanying plat; and granting  
7 variances from certain bulk and yard regulations for rear yard and building height and from  
8 certain off-street parking regulations.

9 BY authority of

10 Article 32- Zoning

11 Sections 5-201(a), 5-305(a), 5-308, 10-301 (Table 10-301: Commercial Districts - Permitted  
12 and Conditional Uses), 10-401 (Table 10-401: Commercial Districts (C-1 to C-4) - Bulk  
13 and Yard Regulations), 14-334, 16-205, and 16-602 (Table 16-406: Required Off-Street  
14 Parking)

15 Baltimore City Revised Code  
16 (Edition 2000)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
18 permission is granted for the establishment, maintenance, and operation of a residential care  
19 facility, with 260 beds, on the properties known as 1208, 1210-1222, and 1224-1226 East  
20 Baltimore Street, as outlined in red on the plat accompanying this Ordinance, in accordance with  
21 Baltimore City Zoning Code §§ 5-201(a), 10-301 (Table 10-301: Commercial Districts -  
22 Permitted and Conditional Uses) and 14-334, subject to the condition that the residential care  
23 facility complies with all applicable federal, state, and local licensing and certification  
24 requirements.

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

## Council Bill 18-0290

1       **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
2 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
3 requirements of § 10-401 (Table 10-401: Commercial Districts (C-1 to C-4) - Bulk and Yard  
4 Regulations) for a rear yard setback of 5 feet, in lieu of the required 20 feet.

5       **SECTION 3. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
6 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
7 maximum building height regulation of 60 feet as specified in § 10-401 (Table 10-401:  
8 Commercial Districts (C-1 to C-4) - Bulk and Yard Regulations) to permit a building height of  
9 97.5 feet.

10       **SECTION 4. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by §§ 5-  
11 201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
12 off-street parking requirements of §§ 16-205 and 16-602 (Table 16-406: Required Off-Street  
13 Parking) to allow off-street parking in excess of double the number of required spaces.

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

22       **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
23 after the date it is enacted.