

**CITY OF BALTIMORE
COUNCIL BILL 23-0371
(First Reader)**

Introduced by: Councilmember Conway
At the request of: Brightview Senior Living Development, LLC
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Introduced and read first time: April 3, 2023

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use – Residential-Care Facility (Age-Restricted) –**
3 **201 Homeland Avenue and a Portion of Block 5027, Lot 003**

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

9 BY authority of

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

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

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

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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 this Ordinance is contingent upon the
13 passage by the Mayor and City Council of an Ordinance permitting residential-care facilities
14 (age-restricted) in the EC-2 Zoning District as a conditional use requiring approval by Ordinance
15 of the Mayor and City Council.

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