

**CITY OF BALTIMORE  
COUNCIL BILL 11-0769  
(First Reader)**

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Introduced by: Councilmember Spector

At the request of: Comprehensive Housing Assistance, Inc.

Address: c/o Ellen Jarrett, 5809 Park Heights Avenue, Baltimore, Maryland 21215

Telephone: 410-500-5311

Introduced and read first time: August 15, 2011

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Housing for the Elderly – Variance –**  
3 **3617 Fords Lane**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
5 operation of housing for the elderly on the property known as 3617 Fords Lane, as outlined  
6 in red on the accompanying plat; and granting a variance from certain setback requirements.

7 By authority of

8 Article - Zoning

9 Section(s) 4-804, 14-102, 15-101, and 15-203

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 permission is granted for the establishment, maintenance, and operation of housing for the  
14 elderly on the property known as 3617 Fords Lane, as outlined in red on the plat accompanying  
15 this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-804 and 14-102, subject to  
16 the condition that the housing for the elderly complies with all applicable federal, state, and local  
17 licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title  
19 15 of the Zoning Code of Baltimore City and, specifically, by §§ 15-101 and 15-203 of the  
20 Zoning Code, the City Council grants a variance from the rear yard setback requirement of 25  
21 feet to 10 feet.

22 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
23 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
24 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
25 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
26 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
27 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of

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

**Council Bill 11-0769**

1 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
2 the Zoning Administrator.

3 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
4 after the date it is enacted.