

**CITY OF BALTIMORE
COUNCIL BILL 07-0767
(First Reader)**

Introduced by: Councilmember Harris

At the request of: Sentinel “The Guarded Place” Inc.

Address: c/o Rodney McCoy, 901 Woodbourne Avenue, Baltimore, Maryland 21212

Telephone: 410-323-7793

Introduced and read first time: August 13, 2007

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Health Department, Commission on Aging and Retirement Education, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use - Amending Ordinance 01-166**

3 FOR the purpose of amending the maximum bed capacity for the convalescent, nursing, and rest
4 home (assisted living) on the property known as 901 Woodbourne Avenue.

5 BY repealing and reordaining

6 Ordinance 01-166

7 Section(s) 1

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

10 **Ordinance 01-166**

11 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF
12 BALTIMORE, That permission is granted for the establishment,
13 maintenance, and operation of a convalescent, nursing, and rest home
14 (assisted living) on the property known as 901 Woodbourne Avenue, as
15 outlined in red on the plat accompanying this Ordinance, in accordance
16 with Zoning Code §§ 4-804 and 14-102 of the Baltimore City Code,
17 subject to the following conditions:

- 18 1. the maximum number of residents is [15] 60, including
19 any resident manager;
- 20 2. there may be no more than 2 persons per sleeping
21 room;
- 22 3. sleeping rooms for clients may not be in the basement;

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

Council Bill 07-0767

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- 4. a fire suppression sprinkling system must be installed in the building prior to its occupancy as an assisted living facility;
- 5. a chair lift must be installed in the building prior to its occupancy as an assisted living facility;
- 6. the minimum age for resident-clients is 50 years;
- 7. 24-hour supervision must be provided;
- 8. paved off-street parking spaces for 4 vehicles must be provided, prior to occupancy of the building as an assisted living facility;
- 9. there may be no exterior sign on the facility other than a nameplate no larger than 6 inches wide by 6 inches high; and
- 10. the convalescent, nursing, and rest home (assisted living) must comply with all applicable federal, state, and local licensing and certification requirements.

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