



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

May 25, 2017

REQUEST: City Council Bill #17-0061 – Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilwoman Middleton, at the request of OHI Asset (MD) Baltimore – Pall Mall LLC

OWNER: White Pine Holdings III LLC

SITE/GENERAL AREA

Site Conditions: The property is located on the east side of Pall Mall Road, approximately 140' north of the intersection with Edgecombe Circle. The property measures approximately 84'11" by 137'6". is currently unimproved, and is located in a R-6 General Residence District.

General Area: The property is located in the Parklane neighborhood and is part of the Park Heights Urban Renewal Plan area. The area is predominantly residential, with a mix of single-family housing and multiple-family dwellings. Immediately to the south of this property is the Northwest Health and Rehabilitation Center, which is owned by the petitioner OHI Asset (MD) Baltimore – Pall Mall LLC. The opposite side of Pall Mall Road is primarily row-housing.

HISTORY

The Planning Commission previously recommended approval of use of this property as an open off-street parking area after its consideration of City Council Bill #11-0737, which was enacted as Ordinance #11-521 with the site plan amendment recommended by the Planning Commission. However, this authorization was not acted upon and therefore has lapsed. This bill is expressly for the purpose of receiving anew this authorization subject to the same conditions expressed in Ordinance #11-521.

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 6: Retain and Attract Business in Healthcare and Social Assistance. The property, once an open off-street parking area has been re-authorized, is to be conveyed to the Northwest Health and Rehabilitation Center, which would help maintain the viability of the center as both a services provider and an employer.

The proposed action is also consistent with the objectives of the Park Heights Urban Renewal Plan, specifically: eliminating blight and deterioration through clearance and redevelopment (Objective 2.b.), and creating economic opportunities for residents of Park Heights (Objective 2.c.) because it would simultaneously re-use a vacant lot that formerly had an abandoned building on it, and assist in maintaining the viability of the health and rehabilitation center, a local employer in the Urban Renewal Area.

ANALYSIS

Project: The Northwest Health and Rehabilitation Center located at 4601 Pall Mall Road would like to buy this property from the present owner and improve the lot as a parking lot for its staff and visitors' use. The unpaved portion of the site will remain grassed with additional landscaping and trees, and will also be used as an amenity area for residents and visitors.

Site Plan Review Committee (SPRC): This project was approved by the SPRC on Aug 31, 2011. The site plan approved for the property would include a 4' high fence and landscaping to buffer the parking lot from the homes across the street, and planting by the purchaser of three street trees on Pall Mall Road. As the lot area is approximately ¼ acre, there will be no stormwater management or forest conservation requirements related to developing the parking lot for the proposed 13 parking spaces. The prospective purchaser will make arrangements with the Parking Authority of Baltimore City for designation of a passenger loading zone near the existing health and rehabilitation center, which is across a 15' wide alley from this property.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Planning staff review of the required considerations of §§ 16-304 and 14-204 of the Zoning Code determined that the proposed use, if constructed in accordance with the site plan approved by the Site Plan Review Committee on August 31, 2011, would meet all of these standards and considerations. As this would be mandated by City Council Bill #17-0061 in its Section 1, staff recommends approval of this bill.

Notification: The Parklane Neighborhood Association and Park Heights Renaissance Inc., and Councilwoman Green Middleton were notified of this action.



Thomas J. Stosur
Director

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

June 2, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 17-0061 – Zoning -- Conditional Use Parking, Open Off-Street
Area – 4603 Pall Mall Road

Dear Mr. President and City Council Members:

The Law Department has reviewed City Council Bill 17-0061 for form and legal sufficiency. The bill permits the establishment, maintenance, and operation of a Parking, open off-street area on the property known as 4603 Pall Mall Road.

The subject property is zoned R-6 (General Residence District). The conditional uses that require the enactment of an ordinance in an R-5 zone include "Parking, open off-street areas, other than accessory, for the parking of 3 or more motor vehicles – but only if no charge or fee is imposed for parking." Zoning Code of Baltimore City ("ZC") § 4-204(4); 4-904(1). A conditional use is the subject of this proposed ordinance; accordingly, the ordinance satisfies the above requirements.

The Law Department also notes that the Report of the Planning Commission ("Report") provides findings of fact that would support the authorization of this conditional use.

Pursuant to the City Zoning Code, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill. *See* ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. *See* ZC § 16-402. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* ZC § 16-403. Assuming all the procedural requirements are met, the Law Department approves the bill for form and legal sufficiency.

Sincerely, *egm*
Jennifer Landis
Jennifer Landis
Assistant Solicitor

cc: David Ralph, Interim City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Victor Tervala, Chief Solicitor



BALTIMORE HOUSING

CATHERINE E. PUGH
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner *MB*

Date: May 25, 2017

Re: **City Council Bill 17-0061 - Zoning – Conditional Use Parking, Open
Off-Street Area – 4603 Pall Mall Road**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0061, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road.

If enacted, this bill would allow for the development of a parking lot on a vacant lot in the Parklane neighborhood in the 6th Council District. The parking lot for provide necessary parking for a local business to reduce the need for cars to park on neighborhood streets.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0061.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*

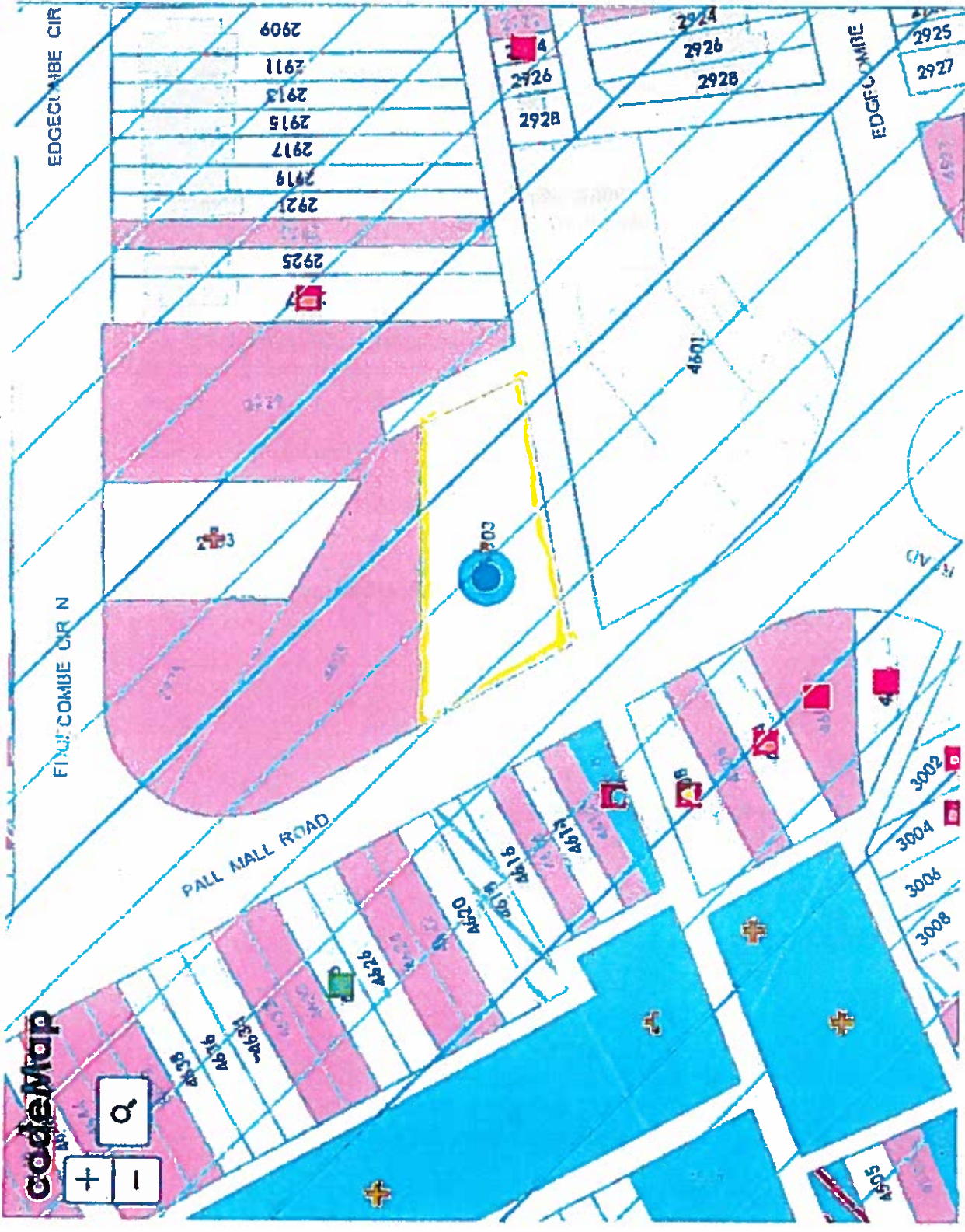


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- Non-
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CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

June 5, 2017

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 17-0061: Zoning – Conditional Use Parking, Open Off-
Street Area - 4603 Pall Mall Road.

Ladies and Gentlemen:

City Council Bill No. 17-0061 has been referred by your Honorable Body to the Board of
Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0061 is to permit, subject to certain conditions,
the establishment, maintenance, and operation of a parking, open off-street area on the
property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

The BMZA has reviewed the legislation and recommends approval to the passage of Bill
Number 17-0061.

Sincerely,

David C. Tanner
Executive Director

DCT/rdh


CC: Mayors Office of Council Relations
Legislative Reference



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: May 17, 2017


SUBJECT: City Council Bill 17-0061
Zoning – Conditional Use Parking, Open Off-Street Area –
4605 Pall Mall Road

The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0061, Zoning-Conditional Use Parking, Open Off-Street Area-4603 Pall Mall Road.

The proposed conditional use is necessary to allow for a parking lot in an R-8 Zoning District and will provide off street parking for a local business, while relieving the pressure on neighborhood street parking. BDC supports the proposed City Council Bill 17-0061.

cc: Kyron Banks

sandra.blake/ccbill17/17-0061

F R O M	NAME & TITLE	Frank J. Murphy, Acting Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0061		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

June 5, 2017

I am herein reporting on City Council Bill 17-0061 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property know as 4603 Pall Mall Road.

The proposed off-street parking area will be used to as parking for visitors and employees to the business at 4601 Pall Mall Road. The unimproved portion will receive additional landscaping.

The Department of Transportation has no objection to this bill this bill.

Thank you for this opportunity to comment.

Respectfully,




Frank J. Murphy
Acting Director

FJM/PAF

Cc: Karen Stokes, Mayor's Office
Kyron Banks, Mayor's Office

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director 
DATE: May 22, 2017
RE: Council Bill 17-0061



PARKING
OF BALTIMORE CITY
AUTHORITY

I am herein reporting on City Council Bill 17-0061 introduced by the Councilmember Middleton at the request of OHI Asset (MD) Baltimore – Pall Mall, LLC.

The purpose of this bill is to permit, under certain conditions, the establishment, maintenance, and operation of an open off-street parking area at 4603 Pall Mall Road, located at Ward 27, Section 18, Block 4813B, Lot 023 using the same site plan approved by the Site Plan Review Committee on August 31, 2011 but not previously established by the applicant.

The Parking Authority of Baltimore City (PABC) has reviewed this bill, as well as the proposed development plat. The proposed lot is on a site in the R-6 zoning district, which allows parking lots to be developed as a principal use subject to §14-331 of the Baltimore City Zoning Ordinance which includes being screened and landscaped.

Because the principal use of the site is a parking lot, there is no minimum parking requirement. The adjacent use, which it would likely serve, is an existing health-care clinic and would have a parking requirement according to Table 16-406 of three parking spaces per 1,000 square feet of building floor area if it were being established presently. The project map site plan shows that 12 parking spaces will be located on the lot, with one parking space being handicap accessible. The access to this parking lot is through a 14 foot wide alley, which is larger than the minimum width requirement of 10 feet. This site is not located on a block where the PABC administers any on-street parking programs.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 17-0061.

**CITY OF BALTIMORE
COUNCIL BILL 17-0061
(First Reader)**

Introduced by: Councilmember Middleton

At the request of: OHI Asset (MD) Baltimore - Pall Mall, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Introduced and read first time: April 24, 2017

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, Department of Transportation, Baltimore City Parking
Authority Board

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking, Open Off-Street Area –**
3 **4603 Pall Mall Road**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as
6 outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Section(s) 4-904(1) and 14-102

10 Baltimore City Revised Code

11 (Edition 2000)

12 **Recitals**

13 Ordinance 11-521, which permitted the establishment, maintenance, and operation
14 of a parking, open off-street area on the property known as 4603 Pimlico Road,
15 was signed into law on November 17, 2011. The parking, open off-street area
16 permitted by this Ordinance was never established. According to § 14-104 (a) of
17 the Baltimore City Zoning Code, if a conditional use approval is not exercised
18 within the time specified in § 2-602 {"Exercise within 12 months required"}, the
19 approval automatically lapses and is void. The present applicant wants
20 permission to establish, maintain, and operate a parking, open off-street area on
21 the same property, using the site plan approved by the Site Plan Review
22 Committee, dated August 31, 2011, which had been attached to and made part of
23 Ordinance 11-521.

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

Council Bill 17-0061

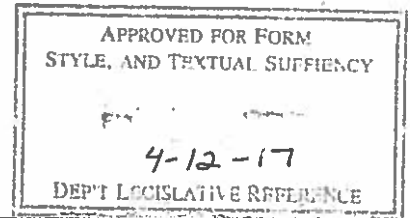
1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
2 permission is granted for the establishment, maintenance, and operation of a parking, open off-
3 street area on the property known as 4603 Pimlico Road, as outlined in red on the plat
4 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-904(1) and
5 14-102, subject to the following conditions:

- 6 1. The site plan approved by the Site Plan Review Committee, dated August 31, 2011, is
7 attached to and made part of this Ordinance.
- 8 2. The parking, open off-street area must comply with all applicable federal, state, and
9 local licensing and certification requirements.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
11 accompanying plat and in order to give notice to the agencies that administer the City Zoning
12 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
13 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
14 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
15 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
16 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
17 the Zoning Administrator.

18 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
19 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Middleton
At the request of: OHI Asset (MD) Baltimore - Pall Mall, LLC
Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202
Telephone: 410-385-5328

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –
4603 Pall Mall Road**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

Recitals

Ordinance 11-521, which permitted the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pimlico Road, was signed into law on November 17, 2011. The parking, open off-street area permitted by this Ordinance was never established. According to § 14-104 (a) of the Baltimore City Zoning Code, if a conditional use approval is not exercised within the time specified in § 2-602 {"Exercise within 12 months required"}, the approval automatically lapses and is void. The present applicant wants permission to establish, maintain, and operate a parking, open off-street area on the same property, using the site plan approved by the Site Plan Review Committee, dated August 31, 2011, which had been attached to and made part of Ordinance 11-521.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pimlico Road, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-904(1) and 14-102, subject to the following conditions:

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

1. The site plan approved by the Site Plan Review Committee, dated August 31, 2011, is attached to and made part of this Ordinance.
2. The parking, open off-street area must comply with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

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

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

4603 Pall Mall Rd.

(Address)

1. Applicant's name, address, and telephone number: OHI Asset (MD) Baltimore - Pall Mall, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328

2. All proposed zoning changes for the property: Authorize a Conditional Use for an open air
surface parking lot as the principal use

3. All intended uses of the property Parking lot

4. Current owner's name, address, and telephone number: OHI Asset (MD) Baltimore - Pall Mall,
LLC c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202

5. The property was acquired by the current owner on 11/13/12 by deed recorded in the Land Records of
Baltimore City in Liber 14/10 folio 0272

6. (a) There is ___ is not^x a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are *(use additional sheet if necessary)*:

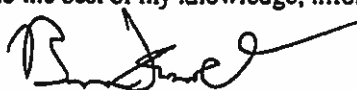
(ii) The purpose, nature, and effect of the contract are: _____

7. (a) The applicant is ___ is not^x acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the
applicant is acting, including the names of the majority stockholders of any corporation, are *(use*
additional sheet if necessary): _____

AFFIDAVIT

I, Brad Kendall, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

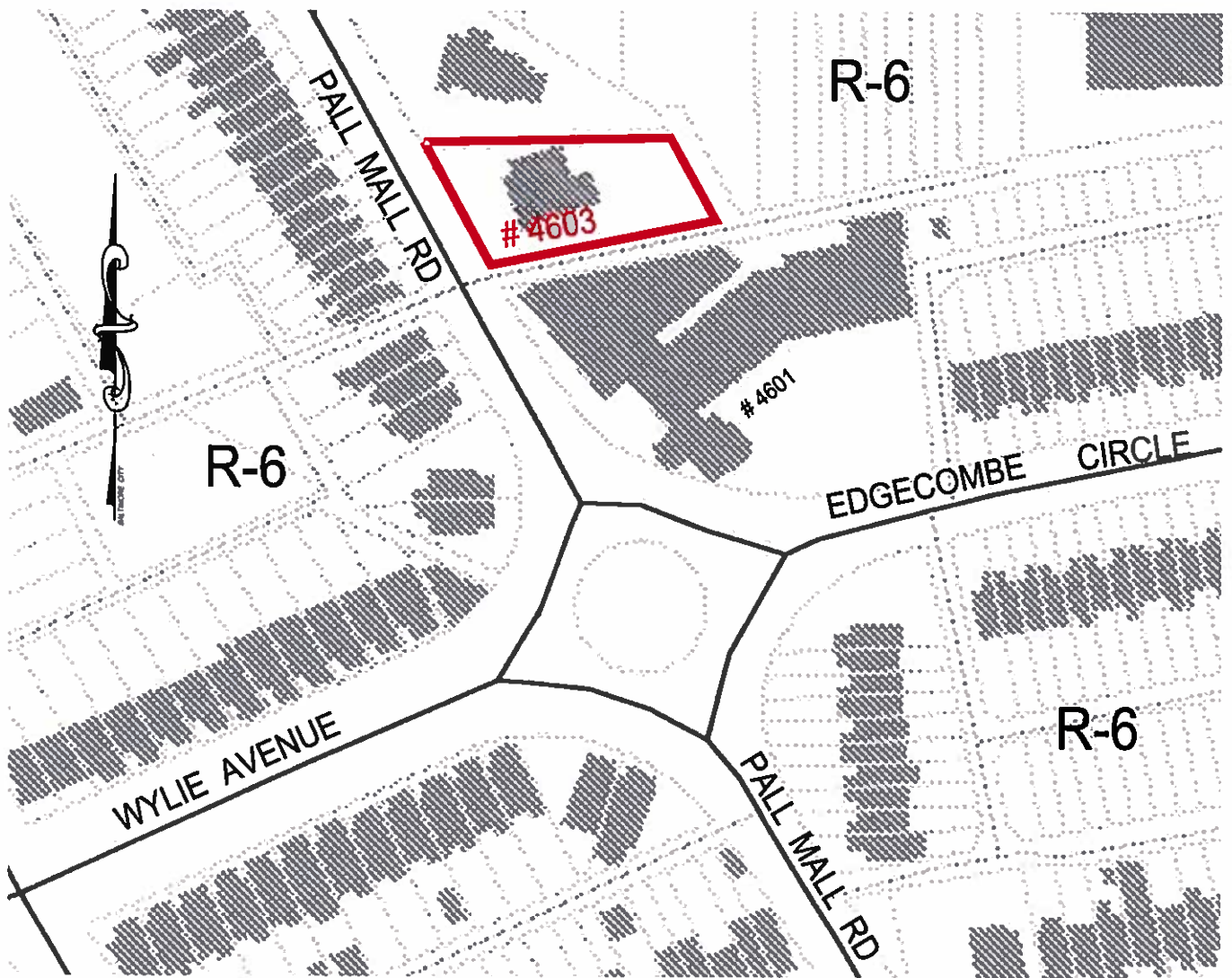


(Applicant's signature)

4-10-17

Date

SHEET No. 13 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



Scale: 1" = 100'

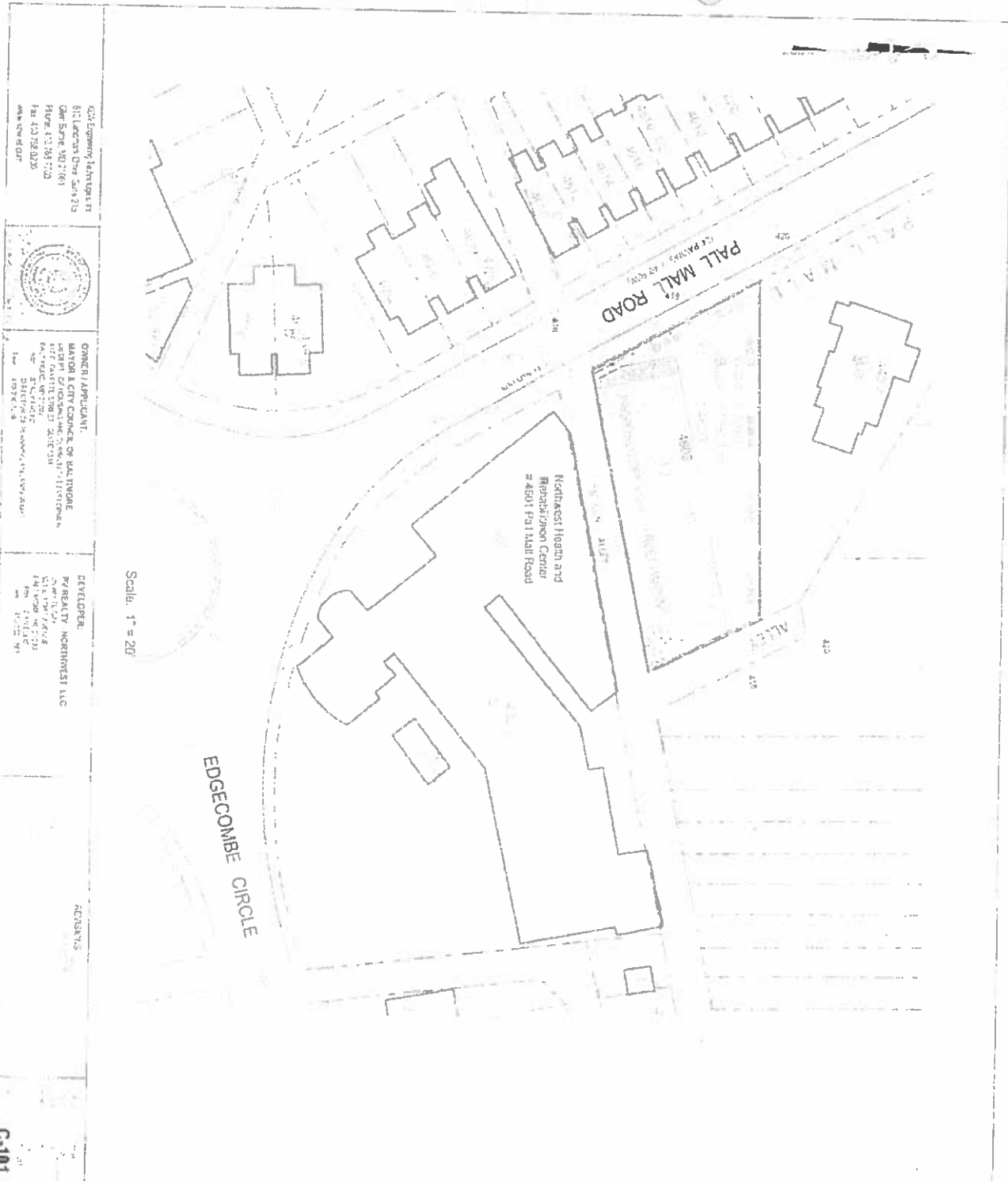
NOTE:

In Conjunction With Property Known As
4603 PALL MALL ROAD
The Applicant Wishes To Request
The Conditional Use Of The Aforementioned Property As A
PARKING, OPEN OFF-STREET AREA (PARKING LOT),
As Outlined In Red Above.

Ward 27 Section 18 Block 4813B Lot 23

MAYOR

PRESIDENT CITY COUNCIL



CON ENGINEERING & ARCHITECTURE
 810 LEXINGTON DRIVE SUITE 215
 BALTIMORE, MD 21201
 PHONE: 410.758.1100
 FAX: 410.758.0235
 WWW.CON-ENG.COM

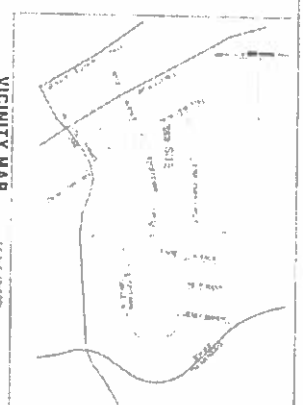


OWNER/APPLICANT:
 MAYOR & CITY COUNCIL OF BALTIMORE
 1515 FAYETTE STREET
 BALTIMORE, MD 21201
 PROJECT NO.: 2010-00000000000000000000

DEVELOPER:
 PARKWAY NORTHWEST LLC
 2000 W. NORTHWEST
 BALTIMORE, MD 21201
 PHONE: 410.758.1100
 FAX: 410.758.0235
 WWW.PARKWAYNW.COM

REVISIONS

C-101



ON SITE BRILLIANT CONCRETE PAVING

1. FINISH: 1/8" SAND ON 1 1/2" ASPHALT

2. REPAIR: 1/8" SAND ON 1 1/2" ASPHALT

3. FINISH: 1/8" SAND ON 1 1/2" ASPHALT

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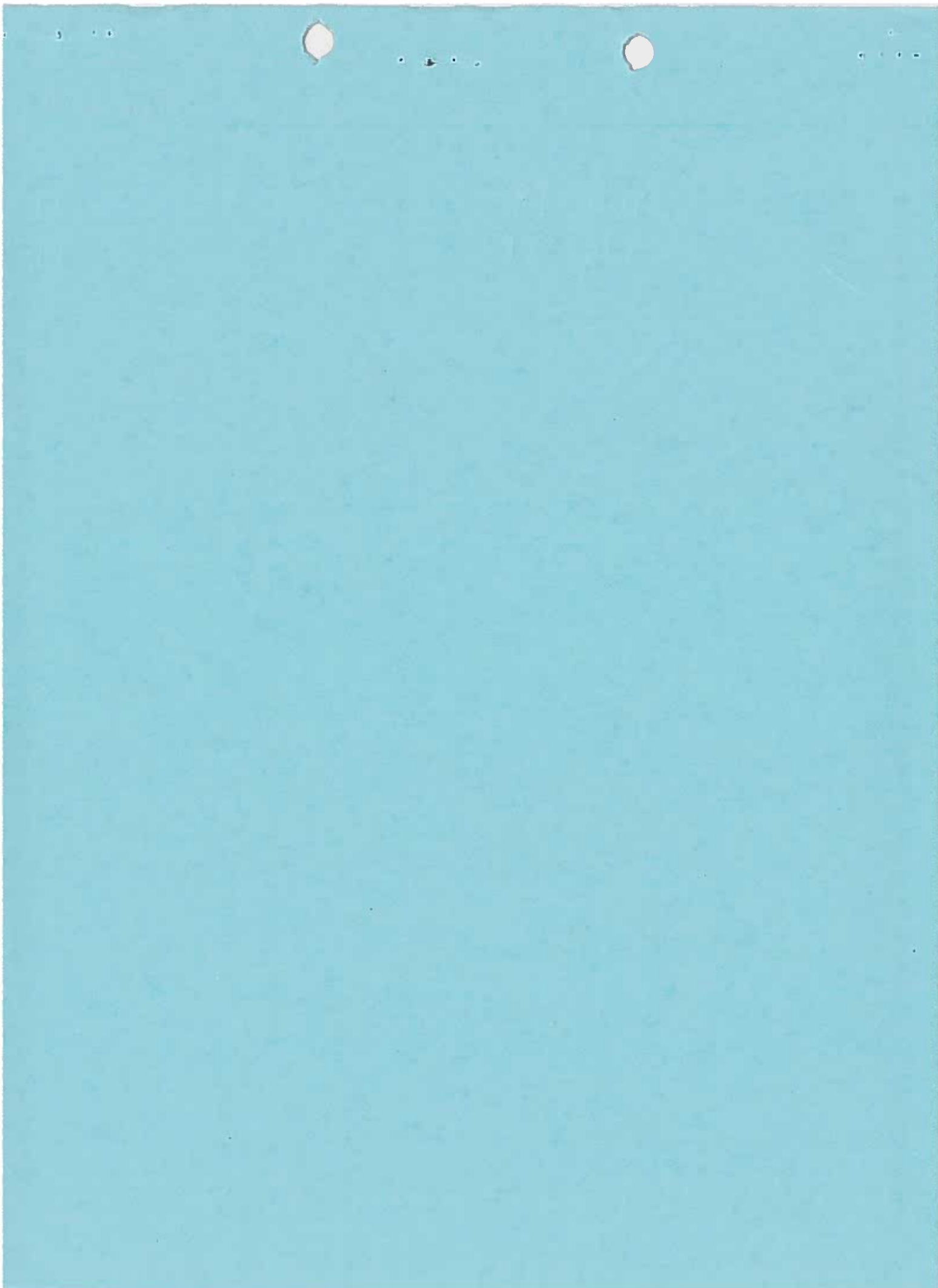
10. FINISH: 1/8" SAND ON 1 1/2" ASPHALT

11. FINISH: 1/8" SAND ON 1 1/2" ASPHALT

12. FINISH: 1/8" SAND ON 1 1/2" ASPHALT

SITE PLAN

PROPOSED OPEN OFF-STREET PARKING AREA
4603 PALL MALL ROAD
 SECTION 12 BLOCK 4011B LOT 23
 BALTIMORE CITY MARYLAND



ACTION BY THE CITY COUNCIL

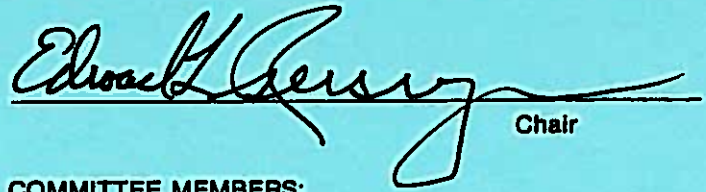
APR 24 2017
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FIRST READING (INTRODUCTION) _____ 20

PUBLIC HEARING HELD ON July 19 _____ 20 17

COMMITTEE REPORT AS OF July 21 _____ 20 17

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

AUG 14 2017
20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

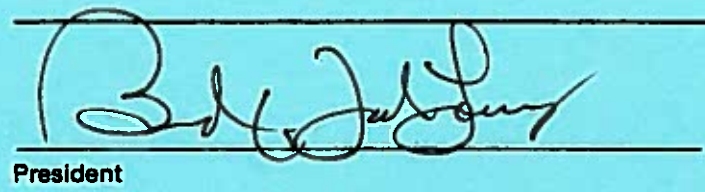
THIRD READING (ENROLLED) _____ 20

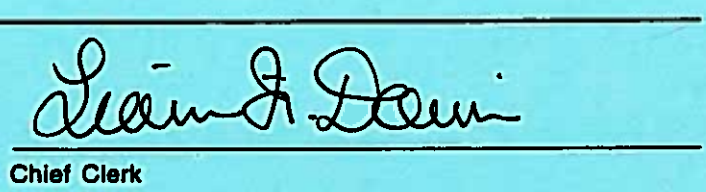
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20

WITHDRAWAL _____ 20

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.


President


Chief Clerk

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11362632

Case #: 17-0061

Description:

Bill No. 17-0061 The Land Use and Transportation Committee of the Baltimore City Council w

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

6/30/2017

Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL

PUBLIC HEARING ON BILL NO. 17-0061

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 19, 2017 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0061.

CC 17-0061 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

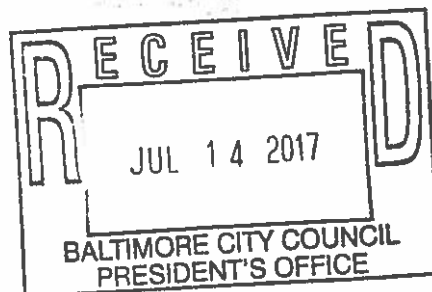
BY authority of

Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER
Chair

je30



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



**BOARD OF MUNICIPAL AND
ZONING APPEALS**

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

June 5, 2017

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 17-0061: Zoning – Conditional Use Parking, Open Off-
Street Area - 4603 Pall Mall Road.

Ladies and Gentlemen:

City Council Bill No. 17-0061 has been referred by your Honorable Body to the Board of
Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0061 is to permit, subject to certain conditions,
the establishment, maintenance, and operation of a parking, open off-street area on the
property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

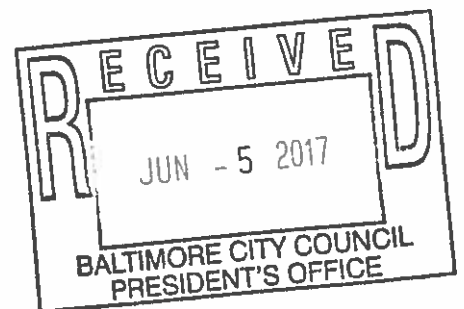
The BMZA has reviewed the legislation and recommends approval to the passage of Bill
Number 17-0061.

Sincerely,

David C. Tanner
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations
Legislative Reference

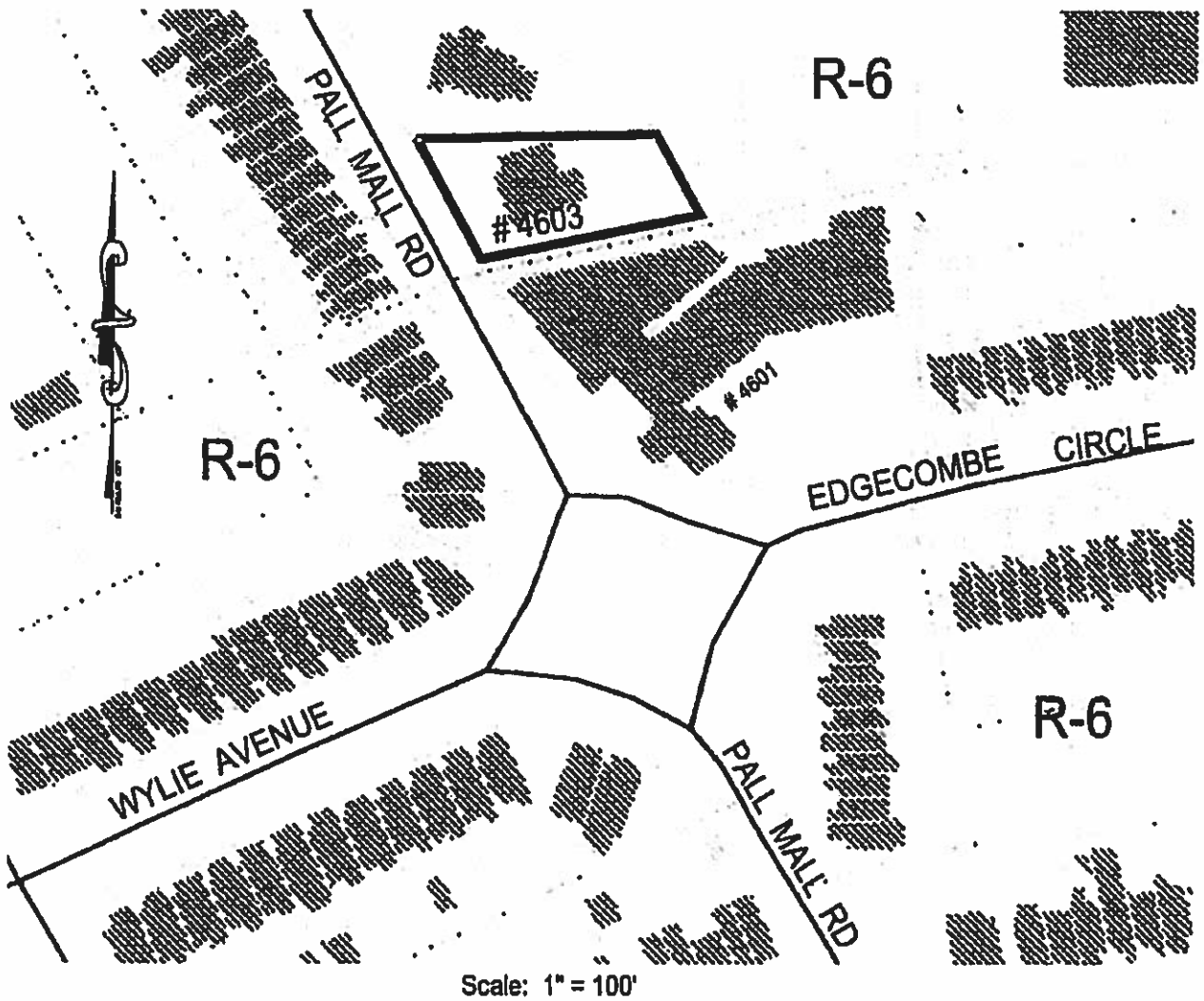


11

12

13

SHEET No. 13 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.




NOTE: In Conjunction With Property Known As
4603 PALL MALL ROAD
The Applicant Wishes To Request
The Conditional Use Of The Aforementioned Property As A
PARKING, OPEN OFF-STREET AREA (PARKING LOT),
As Outlined In Red Above.

Ward 27 Section 18 Block 4813B Lot 23

MAYOR

PRESIDENT CITY COUNCIL

F R O M	NAME & TITLE	Frank J. Murphy, Acting Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0061		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

June 5, 2017

I am herein reporting on City Council Bill 17-0061 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property know as 4603 Pall Mall Road.

The proposed off-street parking area will be used to as parking for visitors and employees to the business at 4601 Pall Mall Road. The unimproved portion will receive additional landscaping.

The Department of Transportation has no objection to this bill this bill.

Thank you for this opportunity to comment.

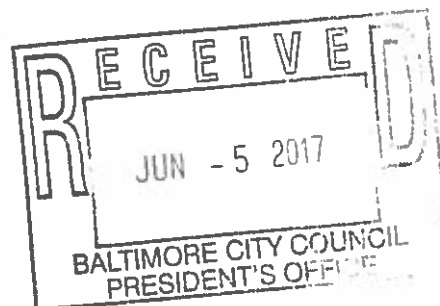
Respectfully,



Frank J. Murphy
Acting Director

FJM/PAF

Cc: Karen Stokes, Mayor's Office
Kyron Banks, Mayor's Office



N^o 002



**BALTIMORE
HOUSING**

CATHERINE E. PUGH
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner *MB*

Date: May 25, 2017

Re: **City Council Bill 17-0061 - Zoning – Conditional Use Parking, Open
Off-Street Area – 4603 Pall Mall Road**

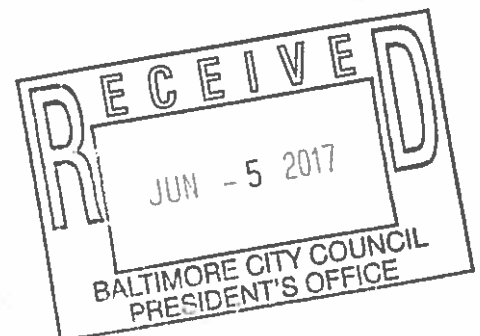
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0061, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road.

If enacted, this bill would allow for the development of a parking lot on a vacant lot in the Parklane neighborhood in the 6th Council District. The parking lot for provide necessary parking for a local business to reduce the need for cars to park on neighborhood streets.

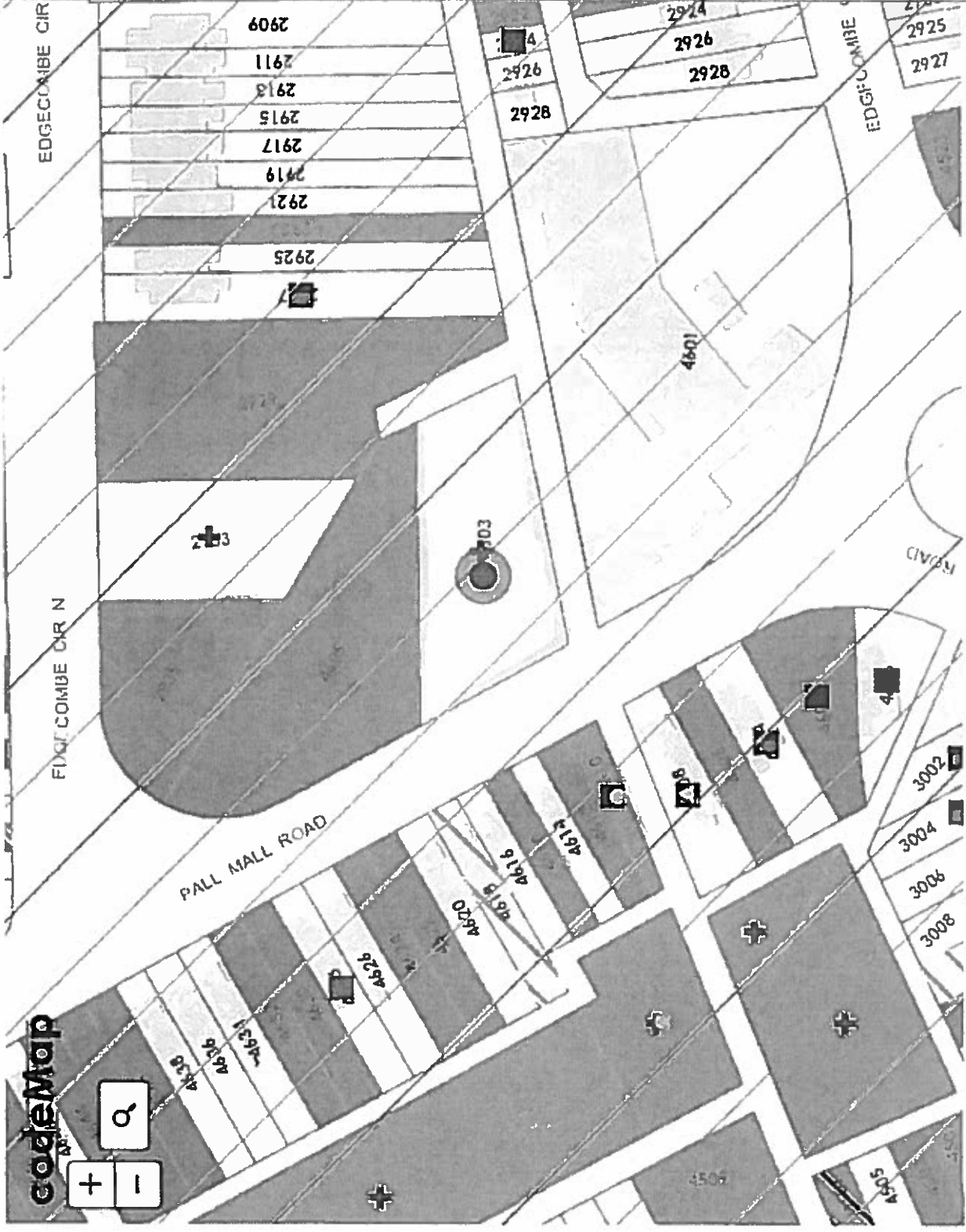
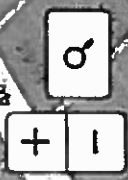
The Department of Housing and Community Development supports the passage of City Council Bill 17-0061.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyrion Banks, *Mayor's Office of Government Relations*



codeMap



Contents

- Focus Areas
- Funded De
- Funded De
- Comm De
- Major Red
- Streamline
- CE Internal
- Planning De
- Project C
- Proje:
- FY16
- FY17/1
- Propo:
- Proje:
- Non-Proj
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- Potentia
- Green Netv
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- Demolition
- Likely Unoc
- BPD
- HABC Scaff
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TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director *Peter Little*
DATE: May 22, 2017
RE: Council Bill 17-0061



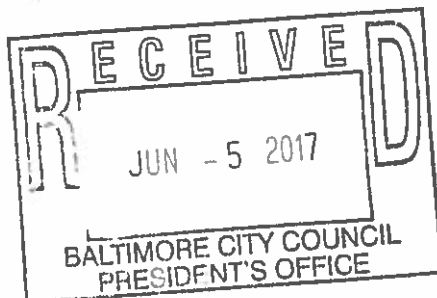
I am herein reporting on City Council Bill 17-0061 introduced by the Councilmember Middleton at the request of OHI Asset (MD) Baltimore – Pall Mall, LLC.

The purpose of this bill is to permit, under certain conditions, the establishment, maintenance, and operation of an open off-street parking area at 4603 Pall Mall Road, located at Ward 27, Section 18, Block 4813B, Lot 023 using the same site plan approved by the Site Plan Review Committee on August 31, 2011 but not previously established by the applicant.

The Parking Authority of Baltimore City (PABC) has reviewed this bill, as well as the proposed development plat. The proposed lot is on a site in the R-6 zoning district, which allows parking lots to be developed as a principal use subject to §14-331 of the Baltimore City Zoning Ordinance which includes being screened and landscaped.

Because the principal use of the site is a parking lot, there is no minimum parking requirement. The adjacent use, which it would likely serve, is an existing health-care clinic and would have a parking requirement according to Table 16-406 of three parking spaces per 1,000 square feet of building floor area if it were being established presently. The project map site plan shows that 12 parking spaces will be located on the lot, with one parking space being handicap accessible. The access to this parking lot is through a 14 foot wide alley, which is larger than the minimum width requirement of 10 feet. This site is not located on a block where the PABC administers any on-street parking programs.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 17-0061.



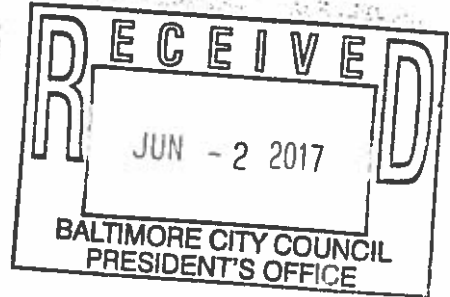
Not opposed

CERTIFICATE OF POSTING

RE: Case No. CCB 17-0049

Date of Hearing 6/7/17

**Baltimore City Council
c/o Natawna B. Austin
Room 409 – City Hall
100 N. Holliday Street
Baltimore, Md. 21202**

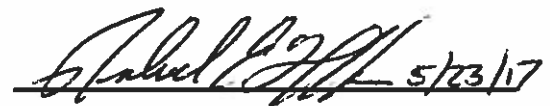


This letter is to certify that the necessary sign(s) were posted conspicuously on the property located at _____

1190 / 92 W. Northern Parkway

_____ on 5/23/17

Sincerely,

Handwritten signature of Richard E. Hoffman, dated 5/23/17.

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

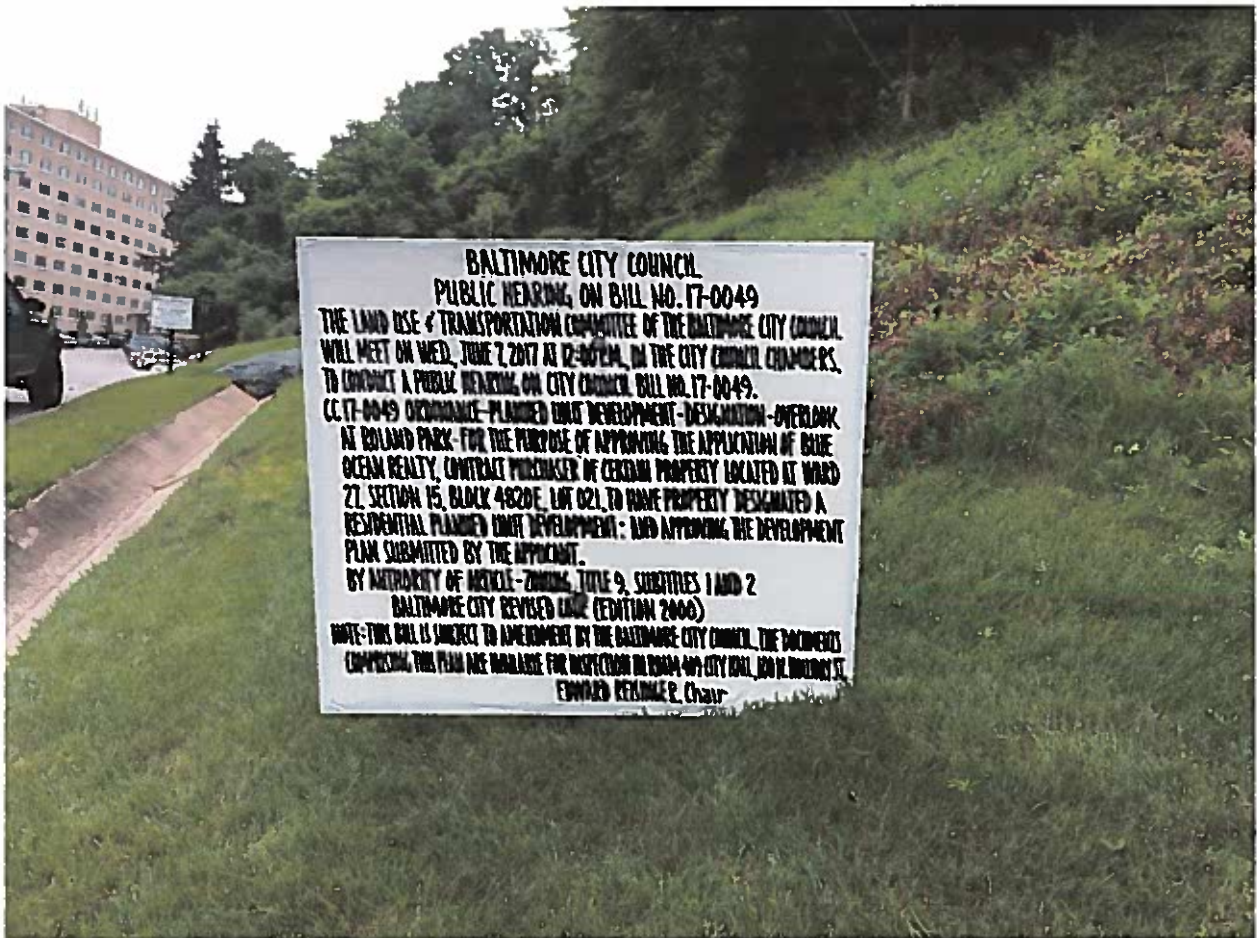
(443) 243-7360

Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 17-0049



1190/92 W. Northern Parkway

Posted 5/23/17

Richard E. Hoffman 5/23/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0061 / Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

CITY of
BALTIMORE
MEMO



TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: May 25, 2017

At its regular meeting May 25, 2017, the Planning Commission considered City Council Bill #17-0061, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0061, and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0061 be passed by the City Council.

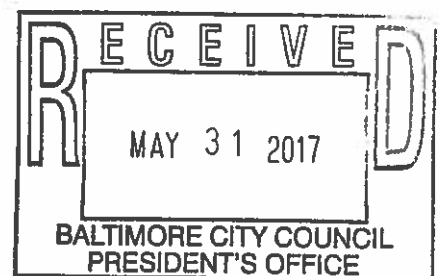
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)

P



cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Mr. Joseph Woolman (for OHI Asset (MD) Baltimore – Pall Mall LLC)



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 25, 2017

REQUEST: City Council Bill #17-0061 – Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilwoman Middleton, at the request of OHI Asset (MD) Baltimore – Pall Mall LLC

OWNER: White Pine Holdings III LLC

SITE/GENERAL AREA

Site Conditions: The property is located on the east side of Pall Mall Road, approximately 140' north of the intersection with Edgecombe Circle. The property measures approximately 84'11" by 137'6", is currently unimproved, and is located in a R-6 General Residence District.

General Area: The property is located in the Parklane neighborhood and is part of the Park Heights Urban Renewal Plan area. The area is predominantly residential, with a mix of single-family housing and multiple-family dwellings. Immediately to the south of this property is the Northwest Health and Rehabilitation Center, which is owned by the petitioner OHI Asset (MD) Baltimore – Pall Mall LLC. The opposite side of Pall Mall Road is primarily row-housing.

HISTORY

The Planning Commission previously recommended approval of use of this property as an open off-street parking area after its consideration of City Council Bill #11-0737, which was enacted as Ordinance #11-521 with the site plan amendment recommended by the Planning Commission. However, this authorization was not acted upon and therefore has lapsed. This bill is expressly for the purpose of receiving anew this authorization subject to the same conditions expressed in Ordinance #11-521.

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 6: Retain and Attract Business in Healthcare and Social Assistance. The property, once an open off-street parking area has been re-authorized, is to be conveyed to the Northwest Health and Rehabilitation Center, which would help maintain the viability of the center as both a services provider and an employer.

The proposed action is also consistent with the objectives of the Park Heights Urban Renewal Plan, specifically: eliminating blight and deterioration through clearance and redevelopment (Objective 2.b.), and creating economic opportunities for residents of Park Heights (Objective 2.c.) because it would simultaneously re-use a vacant lot that formerly had an abandoned building on it, and assist in maintaining the viability of the health and rehabilitation center, a local employer in the Urban Renewal Area.

ANALYSIS

Project: The Northwest Health and Rehabilitation Center located at 4601 Pall Mall Road would like to buy this property from the present owner and improve the lot as a parking lot for its staff and visitors' use. The unpaved portion of the site will remain grassed with additional landscaping and trees, and will also be used as an amenity area for residents and visitors.

Site Plan Review Committee (SPRC): This project was approved by the SPRC on Aug 31, 2011. The site plan approved for the property would include a 4' high fence and landscaping to buffer the parking lot from the homes across the street, and planting by the purchaser of three street trees on Pall Mall Road. As the lot area is approximately ¼ acre, there will be no stormwater management or forest conservation requirements related to developing the parking lot for the proposed 13 parking spaces. The prospective purchaser will make arrangements with the Parking Authority of Baltimore City for designation of a passenger loading zone near the existing health and rehabilitation center, which is across a 15' wide alley from this property.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Planning staff review of the required considerations of §§ 16-304 and 14-204 of the Zoning Code determined that the proposed use, if constructed in accordance with the site plan approved by the Site Plan Review Committee on August 31, 2011, would meet all of these standards and considerations. As this would be mandated by City Council Bill #17-0061 in its Section 1, staff recommends approval of this bill.

Notification: The Parklane Neighborhood Association and Park Heights Renaissance Inc., and Councilwoman Green Middleton were notified of this action.

A handwritten signature in black ink, appearing to read "Tom J. Stosur". The signature is fluid and cursive, with a prominent horizontal stroke at the end.


Thomas J. Stosur
Director



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: May 17, 2017

SUBJECT: City Council Bill 17-0061
Zoning – Conditional Use Parking, Open Off-Street Area –
4605 Pall Mall Road

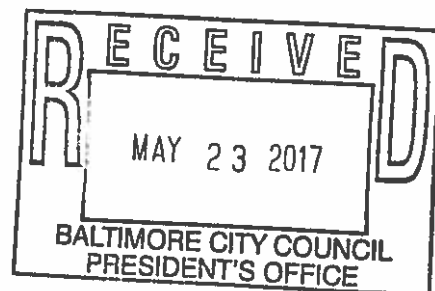
The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0061, Zoning-Conditional Use Parking, Open Off-Street Area-4603 Pall Mall Road.

The proposed conditional use is necessary to allow for a parking lot in an R-8 Zoning District and will provide off street parking for a local business, while relieving the pressure on neighborhood street parking. BDC supports the proposed City Council Bill 17-0061.

cc: Kyron Banks

sandra.blake/ccbill17/17-0061

R



The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11345078
Case #: Bill No. 17-0061
Description:

Bill No. 17-0061 The Land Use and Transportation Committee of the Baltimore City Council w

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

5/23/2017

Darlene Miller, Public Notice Coordinator
(Representative Signature)

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0061**

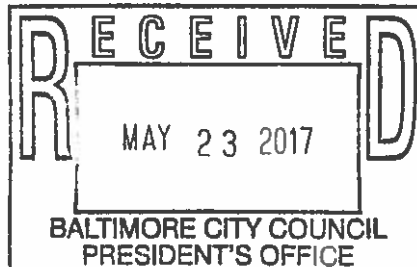
The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 7, 2017 at 1:15 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0061.

CC 17-0061 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.
EDWARD REISINGER
Chair

my23



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

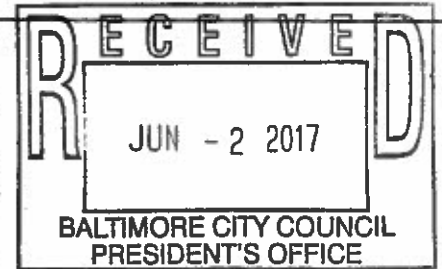


DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

June 2, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 17-0061 – Zoning -- Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

Dear Mr. President and City Council Members:

The Law Department has reviewed City Council Bill 17-0061 for form and legal sufficiency. The bill permits the establishment, maintenance, and operation of a Parking, open off-street area on the property known as 4603 Pall Mall Road.

The subject property is zoned R-6 (General Residence District). The conditional uses that require the enactment of an ordinance in an R-5 zone include “Parking, open off-street areas, other than accessory, for the parking of 3 or more motor vehicles – but only if no charge or fee is imposed for parking.” Zoning Code of Baltimore City (“ZC”) § 4-204(4); 4-904(1). A conditional use is the subject of this proposed ordinance; accordingly, the ordinance satisfies the above requirements.

The Law Department also notes that the Report of the Planning Commission (“Report”) provides findings of fact that would support the authorization of this conditional use.

Pursuant to the City Zoning Code, a bill concerning a conditional use is classified as a “legislative authorization.” ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill’s passage. Specifically, certain notice requirements apply to the introduction of the bill. See ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. See ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. See ZC § 16-402. Finally, certain limitations on the City Council’s ability to amend the bill apply. See ZC § 16-403. Assuming all the procedural requirements are met, the Law Department approves the bill for form and legal sufficiency.

Sincerely, *ecm*
Jennifer Landis
Jennifer Landis
Assistant Solicitor

cc: David Ralph, Interim City Solicitor
Karen Stokes, Director, Mayor’s Office of Government Relations
Kyron Banks, Mayor’s Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Victor Terval, Chief Solicitor

fav w/ comments

**CITY OF BALTIMORE
COUNCIL BILL 17-0061
(First Reader)**

Introduced by: Councilmember Middleton

At the request of: OHI Asset (MD) Baltimore - Pall Mall, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Introduced and read first time: April 24, 2017

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, Department of Transportation, Baltimore City Parking
Authority Board

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking, Open Off-Street Area –**
3 **4603 Pall Mall Road**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as
6 outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Section(s) 4-904(1) and 14-102

10 Baltimore City Revised Code

11 (Edition 2000)

12 **Recitals**

13 Ordinance 11-521, which permitted the establishment, maintenance, and operation
14 of a parking, open off-street area on the property known as 4603 Pimlico Road,
15 was signed into law on November 17, 2011. The parking, open off-street area
16 permitted by this Ordinance was never established. According to § 14-104 (a) of
17 the Baltimore City Zoning Code, if a conditional use approval is not exercised
18 within the time specified in § 2-602 {"Exercise within 12 months required"}, the
19 approval automatically lapses and is void. The present applicant wants
20 permission to establish, maintain, and operate a parking, open off-street area on
21 the same property, using the site plan approved by the Site Plan Review
22 Committee, dated August 31, 2011, which had been attached to and made part of
23 Ordinance 11-521.

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

Council Bill 17-0061

1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
2 permission is granted for the establishment, maintenance, and operation of a parking, open off-
3 street area on the property known as 4603 Pimlico Road, as outlined in red on the plat
4 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-904(1) and
5 14-102, subject to the following conditions:

- 6 1. The site plan approved by the Site Plan Review Committee, dated August 31, 2011, is
7 attached to and made part of this Ordinance.
- 8 2. The parking, open off-street area must comply with all applicable federal, state, and
9 local licensing and certification requirements.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
11 accompanying plat and in order to give notice to the agencies that administer the City Zoning
12 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
13 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
14 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
15 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
16 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
17 the Zoning Administrator.

18 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
19 after the date it is enacted.

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

4603 Pall Mall Rd.

(Address)

1. Applicant's name, address, and telephone number: OHI Asset (MD) Baltimore - Pall Mall, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328

2. All proposed zoning changes for the property: Authorize a Conditional Use for an open air
surface parking lot as the principal use

3. All intended uses of the property: Parking lot

4. Current owner's name, address, and telephone number: OHI Asset (MD) Baltimore - Pall Mall,
LLC c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202

5. The property was acquired by the current owner on 11/13/12 by deed recorded in the Land Records of
Baltimore City in Liber 14/10 folio 0272

6. (a) There is ___ is not^x ___ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are *{use additional sheet if necessary}*:

(ii) The purpose, nature, and effect of the contract are: _____

7. (a) The applicant is ___ is not^x ___ acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the
applicant is acting, including the names of the majority stockholders of any corporation, are *{use*
additional sheet if necessary}: _____

AFFIDAVIT

I, Brad Kendall, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



(Applicant's signature)

4-10-17

Date

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

4603 Pall Mall Rd.

(Address)

1. Applicant's name, address, and telephone number: OHI Asset (MD) Baltimore - Pall Mall, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328

2. All proposed zoning changes for the property: Authorize a Conditional Use for an open air
surface parking lot as the principal use

3 All intended uses of the property Parking lot

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(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the
applicant is acting, including the names of the majority stockholders of any corporation, are *{use*
additional sheet if necessary}: _____

AFFIDAVIT

I, Brad Kendall, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



(Applicant's signature)

4-10-17

Date

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

4603 Pall Mall Rd.

(Address)

1. Applicant's name, address, and telephone number: OHI Asset (MD) Baltimore - Pall Mall, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328

2. All proposed zoning changes for the property: Authorize a Conditional Use for an open air
surface parking lot as the principal use

3. All intended uses of the property Parking lot

4. Current owner's name, address, and telephone number: OHI Asset (MD) Baltimore - Pall Mall,
LLC c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Balt. 21202

5. The property was acquired by the current owner on 11/13/12 by deed recorded in the Land Records of
Baltimore City in Liber 14/10 folio 0272

6. (a) There is ___ is not^x ___ a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are *(use additional sheet if necessary)*:

(ii) The purpose, nature, and effect of the contract are: _____

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applicant is acting, including the names of the majority stockholders of any corporation, are *(use*
additional sheet if necessary): _____

AFFIDAVIT

I, Brad Kendall, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



(Applicant's signature)

4-10-17

Date

STATEMENT OF INTENT
UNDER ZONING CODE § 16-202
FOR

4603 Pall Mall Rd.

{Address}

1. Applicant's name, address, and telephone number: OHI Asset (MD) Baltimore - Pall Mall, LLC
c/o J.R. Woolman, LLC 111 S. Calvert St, Ste 2700 Telephone: 410-385-5328

2. All proposed zoning changes for the property: Authorize a Conditional Use for an open air
surface parking lot as the principal use

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061

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AFFIDAVIT

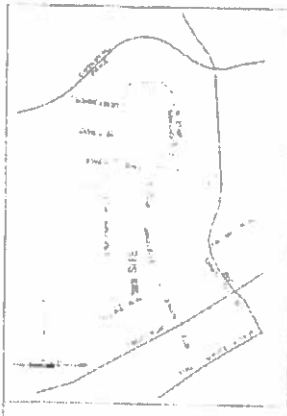
I, Brad Kendall, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



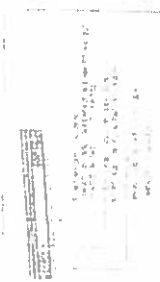
(Applicant's signature)

4-10-17

Date

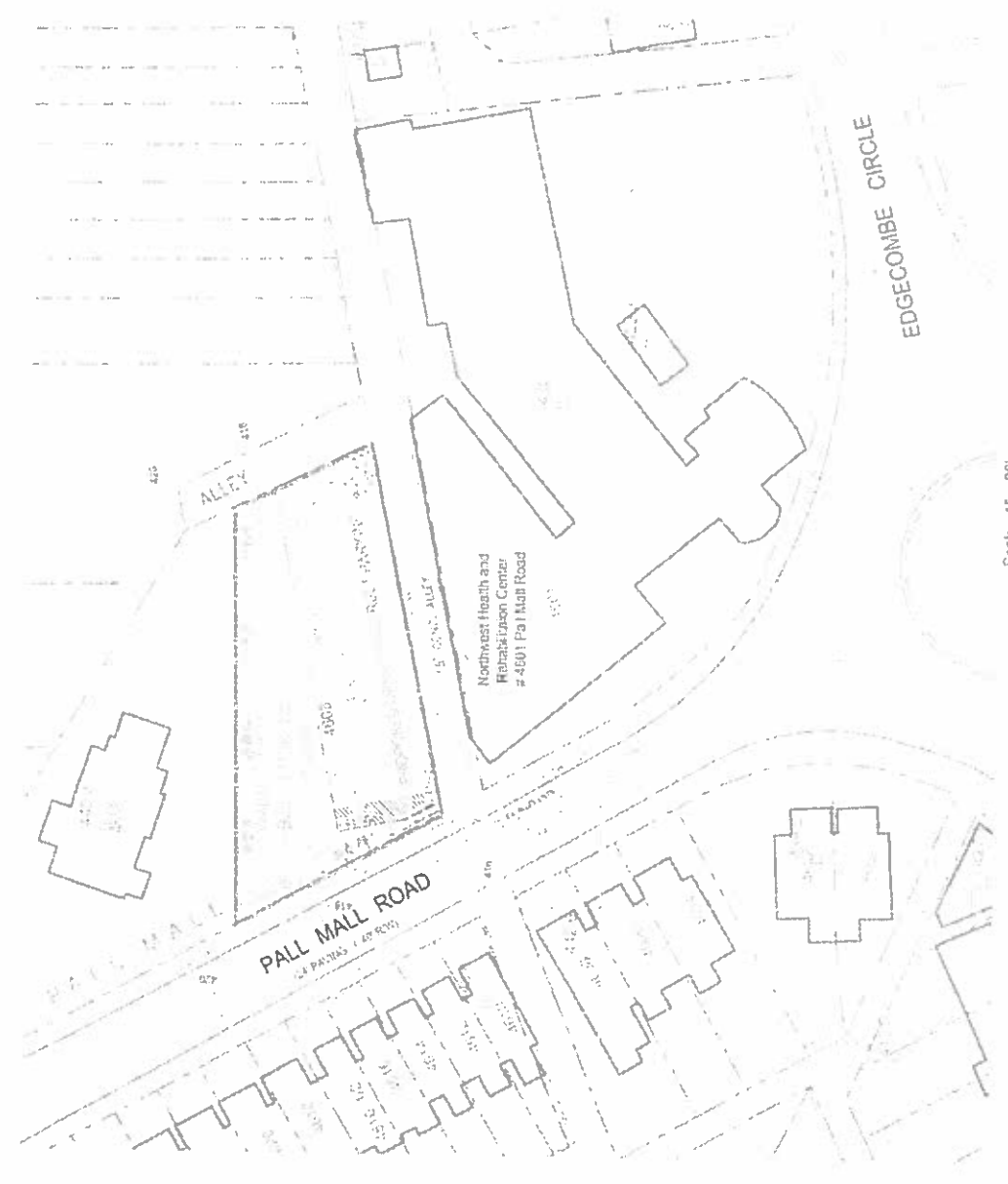


VICINITY MAP
SCALE 1"=500'



ON-SITE BIUMINOUS CONCRETE PAVING

- PROJECT DATA**
- 1. DEVELOPER: [unreadable]
 - 2. PROJECT LOCATION: [unreadable]
 - 3. ADDRESS: [unreadable]
 - 4. ZONING: [unreadable]
 - 5. EXISTING LAND USE: [unreadable]
 - 6. PROPOSED LAND USE: [unreadable]
 - 7. EXISTING BUILDING: [unreadable]
 - 8. PROPOSED BUILDING: [unreadable]
 - 9. EXISTING DRIVEWAY: [unreadable]
 - 10. PROPOSED DRIVEWAY: [unreadable]
 - 11. EXISTING SIDEWALK: [unreadable]
 - 12. PROPOSED SIDEWALK: [unreadable]
 - 13. EXISTING CURB: [unreadable]
 - 14. PROPOSED CURB: [unreadable]
 - 15. EXISTING LIGHT FIXTURES: [unreadable]
 - 16. PROPOSED LIGHT FIXTURES: [unreadable]
 - 17. EXISTING SIGNAGE: [unreadable]
 - 18. PROPOSED SIGNAGE: [unreadable]
 - 19. EXISTING UTILITIES: [unreadable]
 - 20. PROPOSED UTILITIES: [unreadable]



Scale: 1" = 20'

SITE PLAN
 PROPOSED OPEN OFF-STREET PARKING AREA
4603 PALL MALL ROAD
 SECTION 18 Block 4813B Lot 23
 BALTIMORE CITY, MARYLAND

C-101

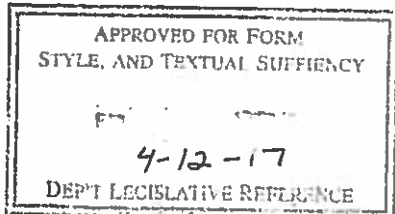
OWNER/APPLICANT:
 MAYOR & CITY OFFICE OF BALTIMORE
 400 BALTIMORE STREET, SUITE 210
 BALTIMORE, MD 21201
 PHONE: 410.396.2200
 FAX: 410.396.2200

DEVELOPER:
 P/REALTHY NORTHWEST LLC
 1000 WASHINGTON AVENUE, SUITE 1000
 BALTIMORE, MD 21201
 PHONE: 410.396.2200
 FAX: 410.396.2200

ENGINEER:
 [Seal of the State of Maryland Professional Engineer]

061

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL 17-0061



Introduced by: Councilmember Middleton
At the request of: OHI Asset (MD) Baltimore - Pall Mall, LLC
Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202
Telephone: 410-385-5328

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –
4603 Pall Mall Road**

LOT
Law
Planning Com
BMZA
HCP
BDC
DOT
Park Adj

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

Recitals

Ordinance 11-521, which permitted the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pimlico Road, was signed into law on November 17, 2011. The parking, open off-street area permitted by this Ordinance was never established. According to § 14-104 (a) of the Baltimore City Zoning Code, if a conditional use approval is not exercised within the time specified in § 2-602 {"Exercise within 12 months required"}, the approval automatically lapses and is void. The present applicant wants permission to establish, maintain, and operate a parking, open off-street area on the same property, using the site plan approved by the Site Plan Review Committee, dated August 31, 2011, which had been attached to and made part of Ordinance 11-521.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pimlico Road, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-904(1) and 14-102, subject to the following conditions:

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

1. The site plan approved by the Site Plan Review Committee, dated August 31, 2011, is attached to and made part of this Ordinance.
2. The parking, open off-street area must comply with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

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

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

City Council Bill No. 17-0061

Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

Title 14-204

Upon finding that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article

Title 14-205

After consideration of:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for fire and police protection;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks;
- (9) the provisions of the City Master Plan;
- (10) the provisions of any applicable Urban Renewal Plan;
- (11) all applicable standards and requirements of this article;
- (12) any other matters considered to be in the interest of the general welfare.

LAND USE AND TRANSPORTATION COMMITTEE:

Chairman

Member

Member

Member

Member

Member

Member

Member

CITY OF BALTIMORE
ORDINANCE
Council Bill 17-0061

Introduced by: Councilmember Middleton

At the request of: OHI Asset (MD) Baltimore - Pall Mall, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Introduced and read first time: April 24, 2017

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: August 14, 2017

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Parking, Open Off-Street Area –
4603 Pall Mall Road**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning

Section(s) 4-904(1) and 14-102

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EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
Strike-out indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 17-0061

1 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That
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7 attached to and made part of this Ordinance.
8 2. The parking, open off-street area must comply with all applicable federal, state, and
9 local licensing and certification requirements.

10 SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the
11 accompanying plat and in order to give notice to the agencies that administer the City Zoning
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14 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
15 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
16 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
17 the Zoning Administrator.

18 SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
19 after the date it is enacted.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City