

**CITY OF BALTIMORE  
COUNCIL BILL 11-0654  
(First Reader)**

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Introduced by: Councilmembers Clarke, Welch  
At the request of: Esther's Place at the Park, LLC  
Address: c/o Leslie Hardesty, 300 Saint Dunstons Road, Baltimore, Maryland 21212  
Telephone: 410-371-9166

Introduced and read first time: February 28, 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, Commission on Aging and Retirement Education

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Convalescent, Nursing, and Rest Home**  
3 **(Assisted Living) – 2926 Harford Road**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
5 operation of a convalescent, nursing, and rest home (assisted living) on the property known  
6 as 2926 Harford Road, as outlined in red on the accompanying plat; and repealing a previous  
7 ordinance relating to the same property.

8 BY authority of

9 Article - Zoning  
10 Section(s) 4-1104 and 14-102  
11 Baltimore City Revised Code  
12 (Edition 2000)

13 **Recitals**

14 The property known as 2926 Harford Road has been vacant for at least 4 years.

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16 Ordinance 03-594, and all conditional uses granted by it and by its predecessor, Ordinance 85-  
17 510, for 2926 Harford Road are repealed.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That permission is granted for the  
19 establishment, maintenance, and operation of a convalescent, nursing, and rest home (assisted  
20 living) on the property known as 2926 Harford Road, as outlined in red on the plat  
21 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-1104 and  
22 14-102, subject to the condition that the convalescent, nursing, and rest home (assisted living)  
23 complies with all applicable federal, state, and 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 3. 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 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
10 after the date it is enacted.