

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

Introduced by: Councilmember Middleton

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

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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.

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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.