



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 23-0371

Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003

Sponsor: Councilmember Conway

Introduced: April 3, 2023

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the accompanying plat; providing for a certain contingency; providing for a special effective date.

Effective: The date it is enacted

Agency Reports

Planning Commission	Favorable with Amendment
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	Favorable
Baltimore Development Corporation	
Fire Department	Not Opposed
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Sections 5-201(a), 5-508, 14-334, and Table 12-501.

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

The Zoning Code does not currently allow residential-care facilities (age-restricted) as permitted or conditional uses in the EC-2 zoning district, but a bill (23-0370) to amend the Zoning Code is currently pending before the City Council.

Analysis

The bill would authorize the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue and a portion of Block 5027, Lot 003. 201 Homeland Avenue is located on the south side of the street, approximately 1,425' east of the intersection with North Charles Street, which is the entire northern boundary of 4701 N Charles Street (the main university campus property), captioned in the bill as Block 5027, Lot 003. 201 Homeland Avenue is currently improved with a two-story banquet hall.

While the campus is considered a neighborhood of its own, the subject properties are located on the southern edge of the Homeland neighborhood, which is predominantly low-density residential in nature, comprised mainly of single-family detached dwellings. Institutional buildings are scattered along the periphery of the neighborhood along main corridors. Both properties are zoned EC-2.

This bill is contingent on the enactment of bill 23-0370 (Zoning - Use Regulation - Residential-Care Facilities (Age-Restricted)) or a similar ordinance to amend the Zoning Code to allow residential-care facilities (age-restricted) in the EC-2 Zoning District as conditional uses.

Amendments

The Planning Commission recommended an amendment to require that specific development plans must be approved by the Planning Commission.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 23-0371, Zoning Code of Baltimore City.

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Analysis Date: June 16, 2023