

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 10-0447

Introduced by: Councilmembers Conaway, Cole
At the request of: Castlewood Communities, LLC
Address: c/o AB Associates, 1 South Calvert Street, Suite 1150, Baltimore, Maryland 21202
Telephone: 410-547-6900
Introduced and read first time: February 1, 2010
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: June 7, 2010

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Housing for the Elderly – Variances -
616, 618, 620, 622, 624, 626, and 628, 630, and 634 Baker Street,
and 629, 631, and 633 Sanford Place**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the properties to be consolidated and presently known as 616, 618, 620, 622, 624, 626, and 628, 630, and 634 Baker Street, and 629, 631, and 633 Sanford Place, as outlined in red on the accompanying plat; and granting variances from certain parking requirements, lot area requirements, and the rear yard setback requirements.

By authority of

Article - Zoning
Section(s) 4-1104, 14-102, and 15-101
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of housing for the elderly for 50 units on the properties to be consolidated and presently known as 616, 618, 620, 622, 624, 626, and 628, 630, and 634 Baker Street, and 629, 631, and 633 Sanford Place, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-1104, 14-102, and 15-101, subject to the condition that the housing for the elderly complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by Title 15 of the Zoning Code of Baltimore City and specifically by § 15-101, the following variances are granted and made part of this Ordinance:

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.

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1 (a) The City Council grants a variance from off-street parking requirements for (1) a
2 federally-assisted private or public housing dwelling or (2) housing for the elderly, to
3 the extent that those requirements exceed the number of spaces provided in the plan.

4 (b) The City Council grants a variance in the lot area size as required by § 4-1106(c) of
5 the Zoning Code of Baltimore City, to the extent that those requirements exceed the
6 lot area provided in the plan.

7 (c) The City Council grants a variance in the rear yard setback required by § 4-1107(c) of
8 the Zoning Code of Baltimore City, to the extent that those requirements exceed the
9 rear yard setback provided in the plan.

10 **SECTION 23. 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 34. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th
19 day 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