

**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.

## Council Bill 10-0447

- (a) The City Council grants a variance from off-street parking requirements for (1) a federally-assisted private or public housing dwelling or (2) housing for the elderly, to the extent that those requirements exceed the number of spaces provided in the plan.
- (b) The City Council grants a variance in the lot area size as required by § 4-1106(c) of the Zoning Code of Baltimore City, to the extent that those requirements exceed the lot area provided in the plan.
- (c) The City Council grants a variance in the rear yard setback required by § 4-1107(c) of the Zoning Code of Baltimore City, to the extent that those requirements exceed the rear yard setback provided in the plan.

**SECTION 23. 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 34. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> 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