

Introduced by: Councilmember Middleton

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

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

Prepared by: Department of Legislative Reference

Date: April 12, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 7-0061

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking, Open Off-Street Area –
4603 Pall Mall Road**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

BY authority of

Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

Baltimore City Public School System

Baltimore Development Corporation

City Solicitor

Comptroller's Office

Department of Audits

Department of Finance

Department of General Services

Department of Housing and Community Development

Department of Human Resources

Department of Planning

Other: _____

Other: _____

Other: _____

Department of Public Works

Department of Real Estate

Department of Recreation and Parks

Department of Transportation

Fire Department

Health Department

Mayor's Office of Employment Development

Mayor's Office of Human Services

Mayor's Office of Information Technology

Office of the Mayor

Police Department

Other: _____

Other: _____

Boards and Commissions

Board of Estimates

Board of Ethics

Board of Municipal and Zoning Appeals

Comm. for Historical and Architectural Preservation

Commission on Sustainability

Employees' Retirement System

Other: _____

Other: _____

Other: _____

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Parking Authority Board

Planning Commission

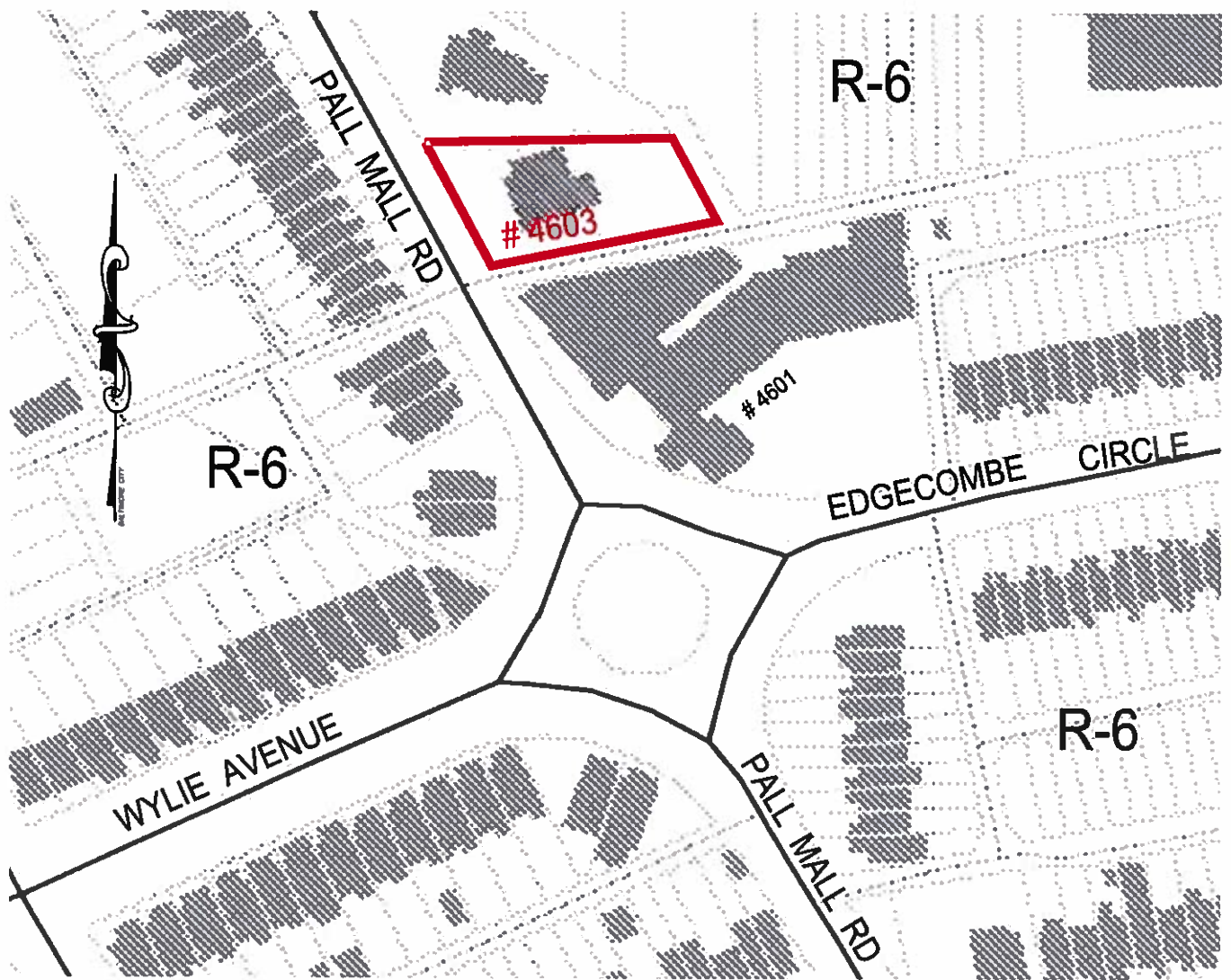
Wage Commission

Other: _____

Other: _____

Other: _____

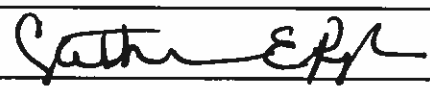
SHEET No. 13 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



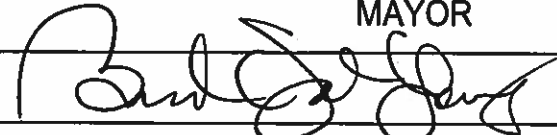
Scale: 1" = 100'

NOTE: In Conjunction With Property Known As
4603 PALL MALL ROAD
The Applicant Wishes To Request
The Conditional Use Of The Aforementioned Property As A
PARKING, OPEN OFF-STREET AREA (PARKING LOT),
As Outlined In Red Above.

Ward 27 Section 18 Block 4813B Lot 23

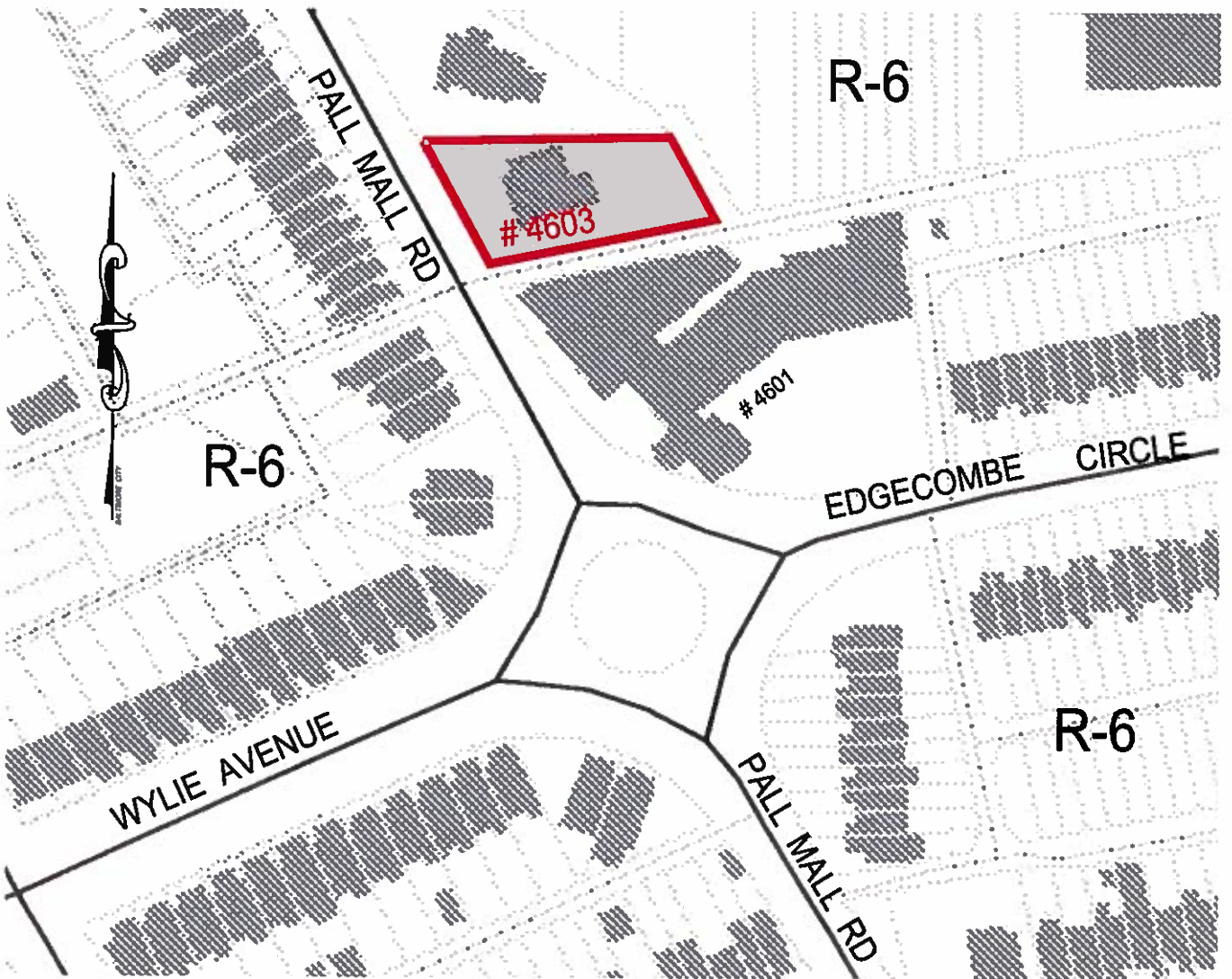


MAYOR



PRESIDENT CITY COUNCIL

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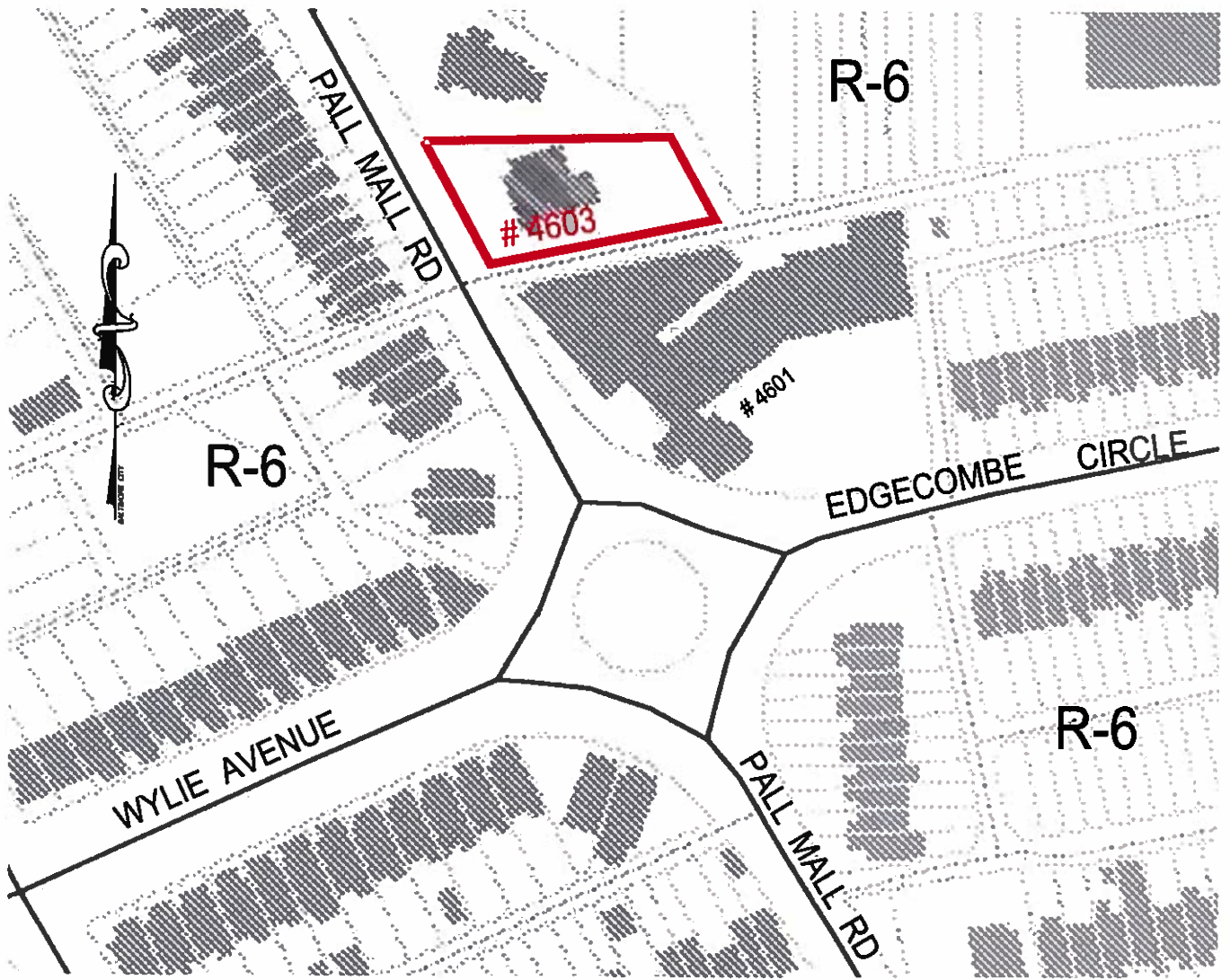


MAYOR



PRESIDENT CITY COUNCIL

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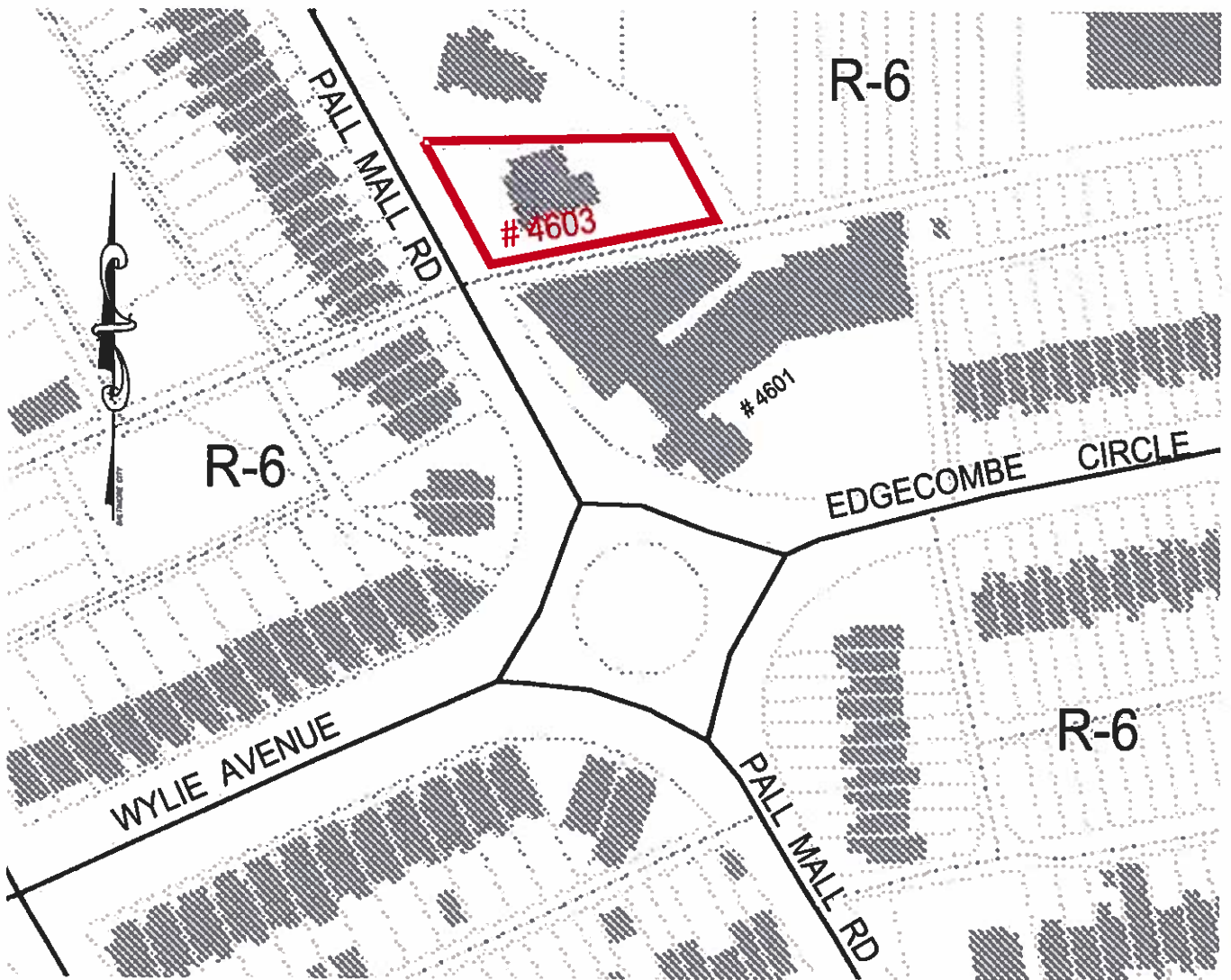
Cathy E. Pugh

MAYOR

Paul J. Deary

PRESIDENT CITY COUNCIL

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Scale: 1" = 100'

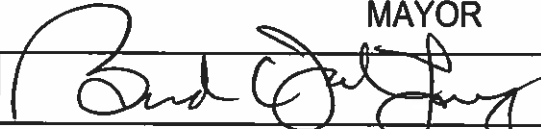
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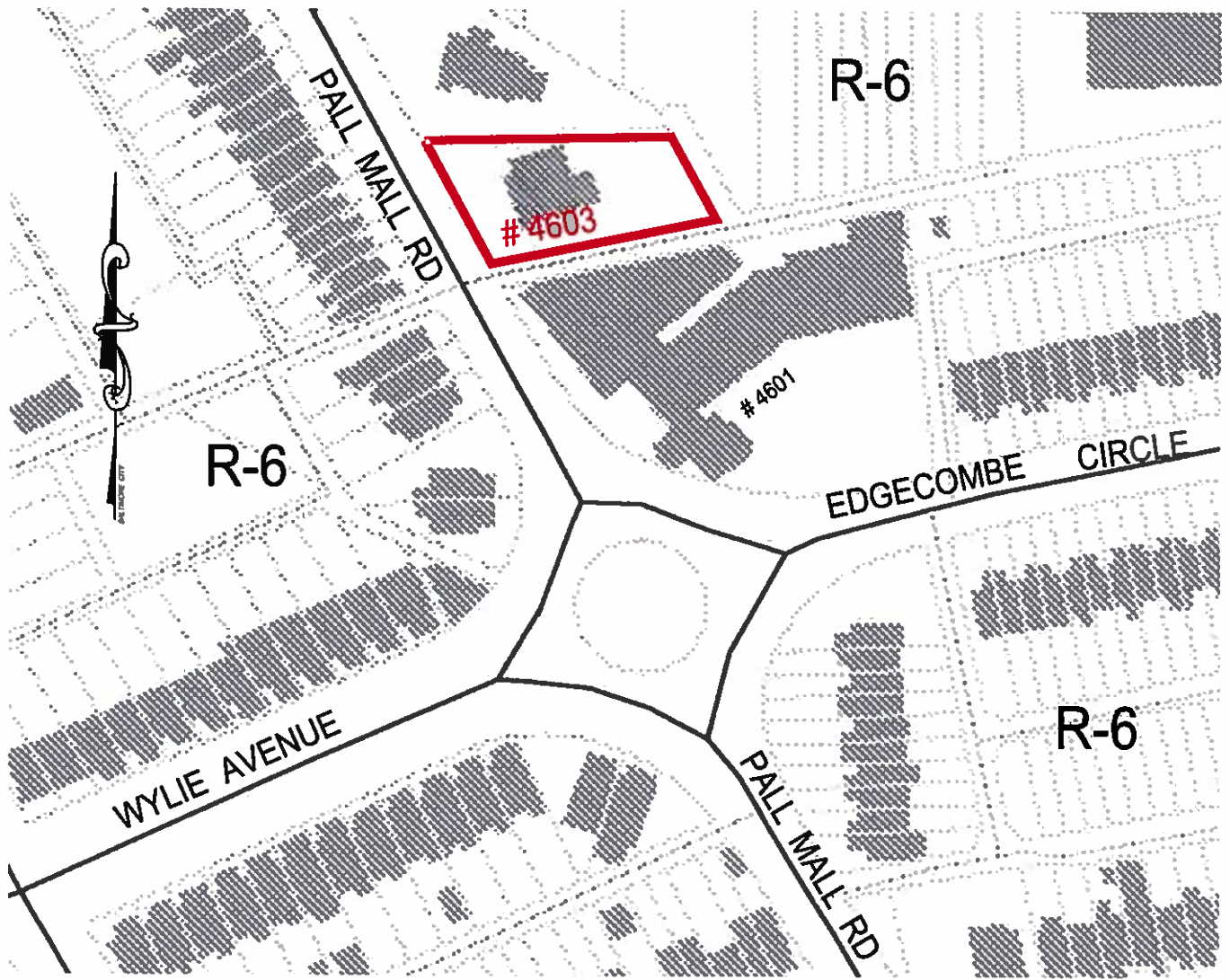


MAYOR



PRESIDENT CITY COUNCIL

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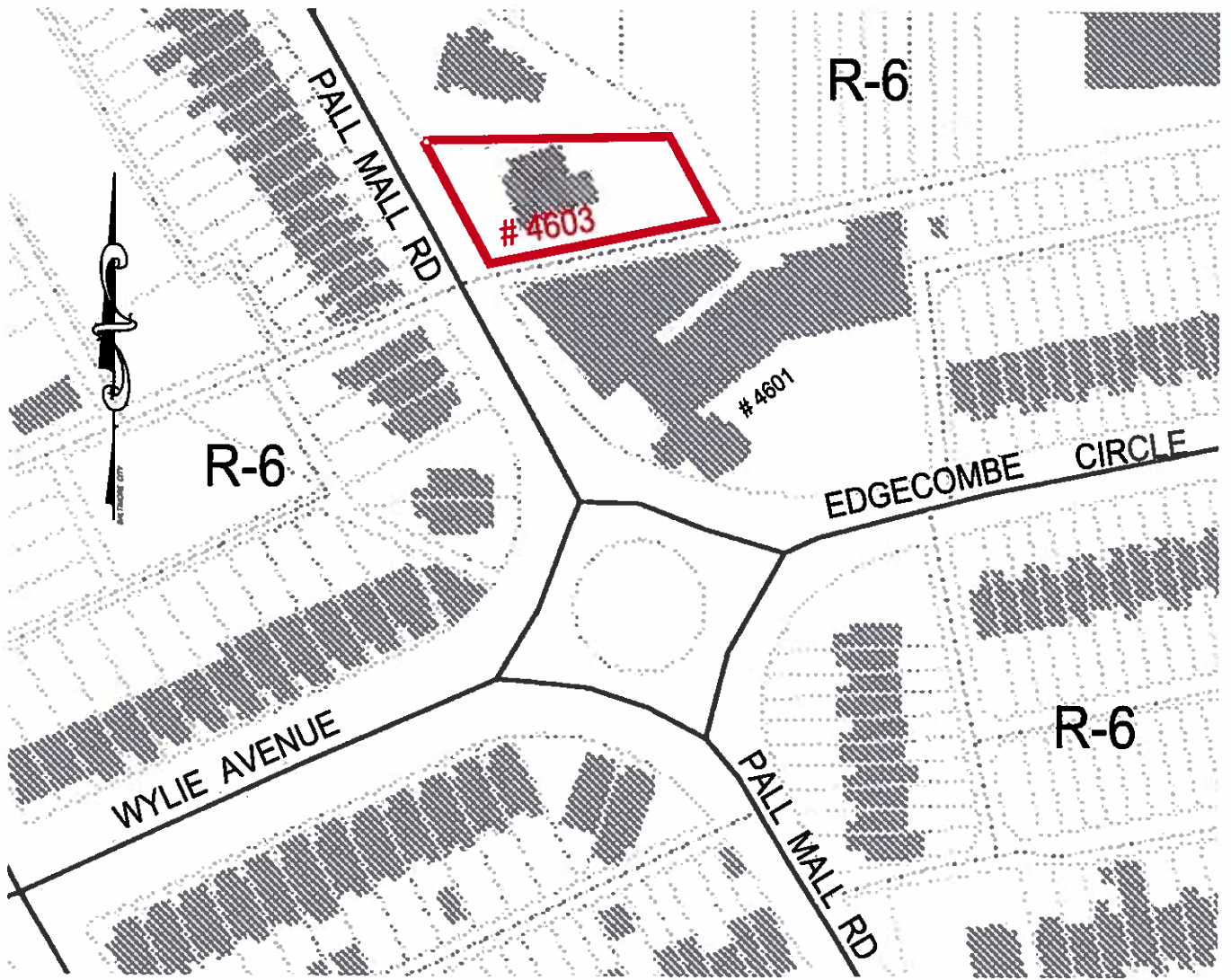
[Signature]

MAYOR

[Signature]

PRESIDENT CITY COUNCIL

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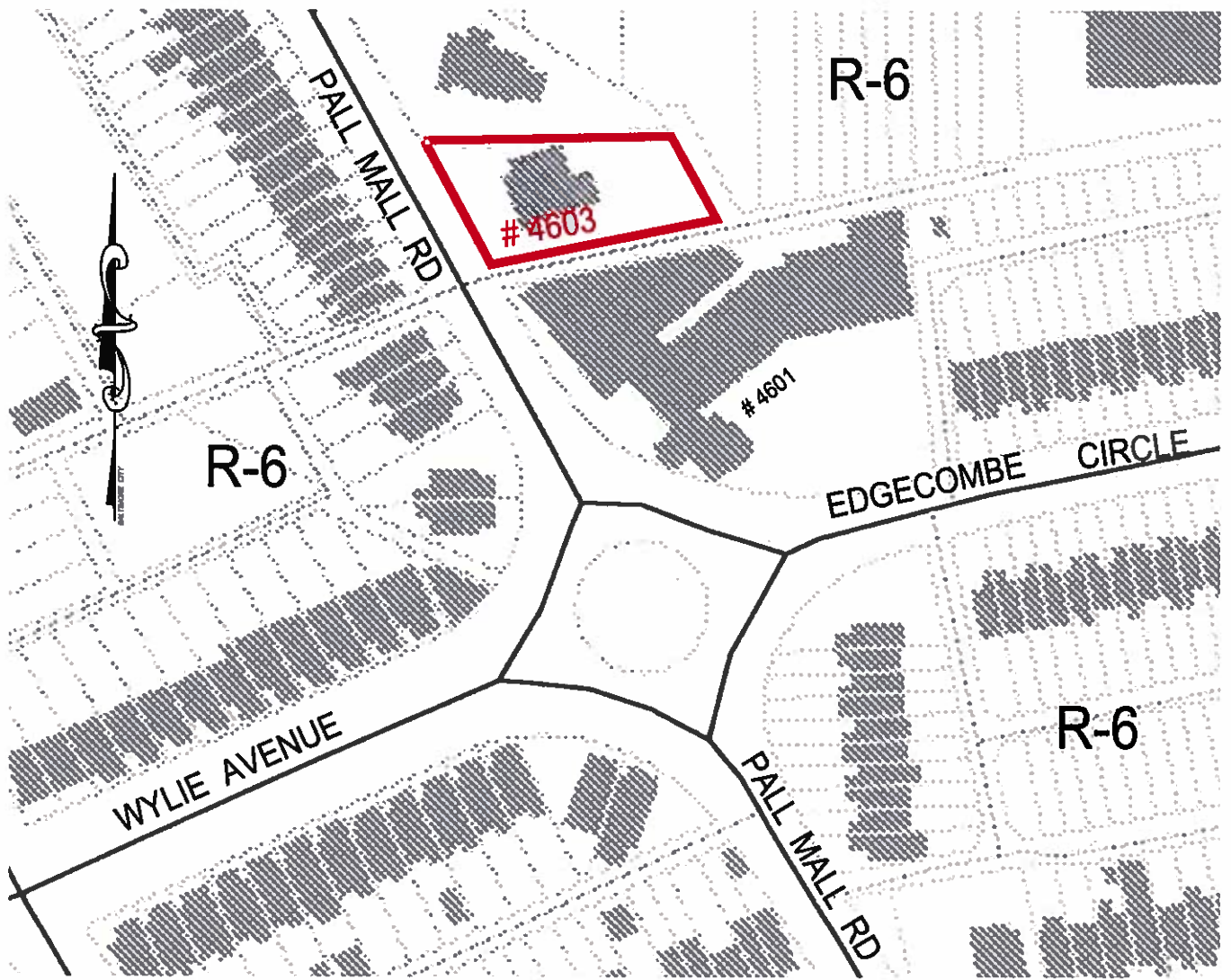


MAYOR



PRESIDENT CITY COUNCIL

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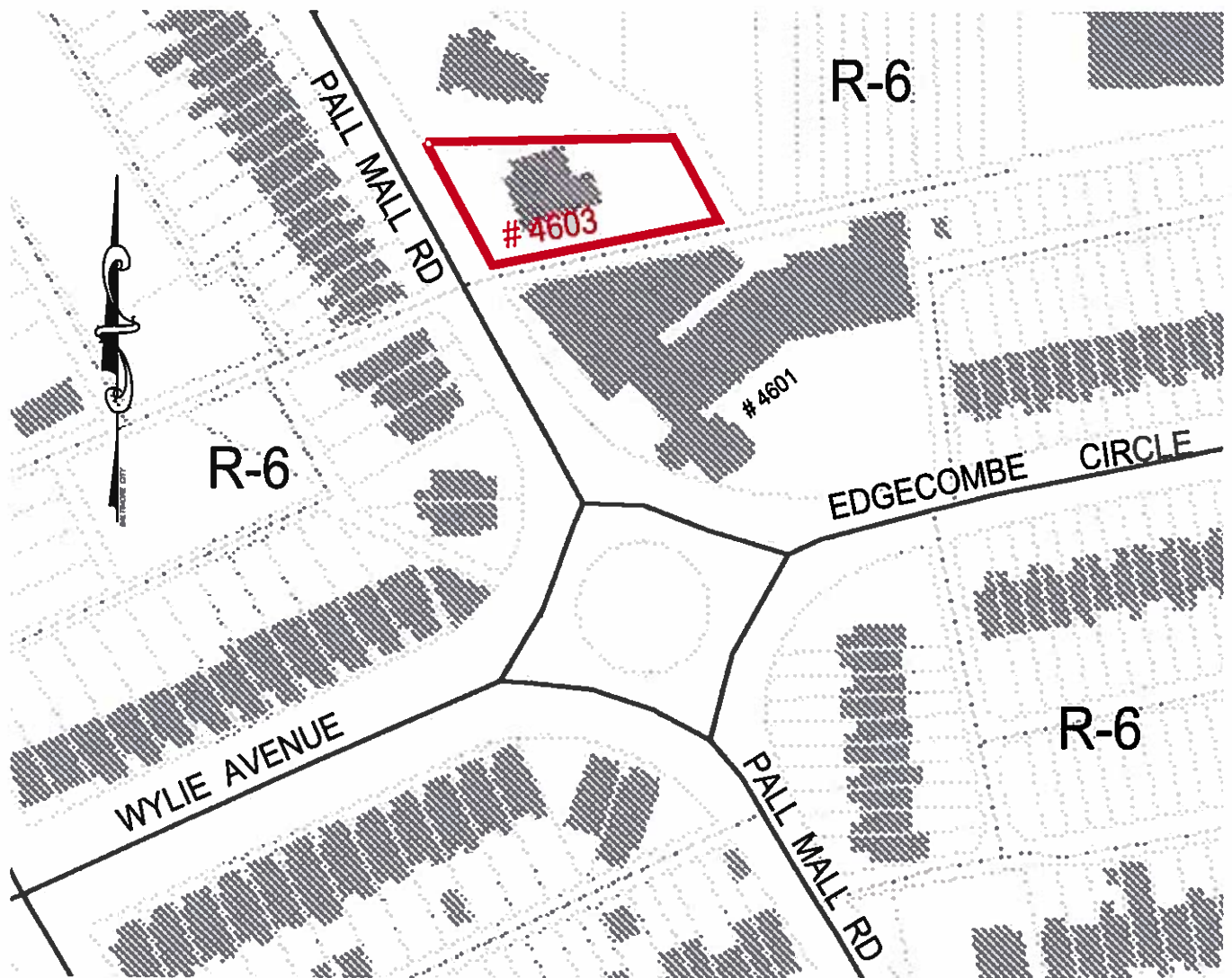
Cathleen Elph

MAYOR

Bob J. J. J.

PRESIDENT CITY COUNCIL

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Ward 27 Section 18 Block 4813B Lot 23

A rectangular box containing a handwritten signature in black ink, which appears to be 'Catherine Elph'.

MAYOR

A rectangular box containing a handwritten signature in blue ink, which appears to be 'Paul J. ...'.

PRESIDENT CITY COUNCIL

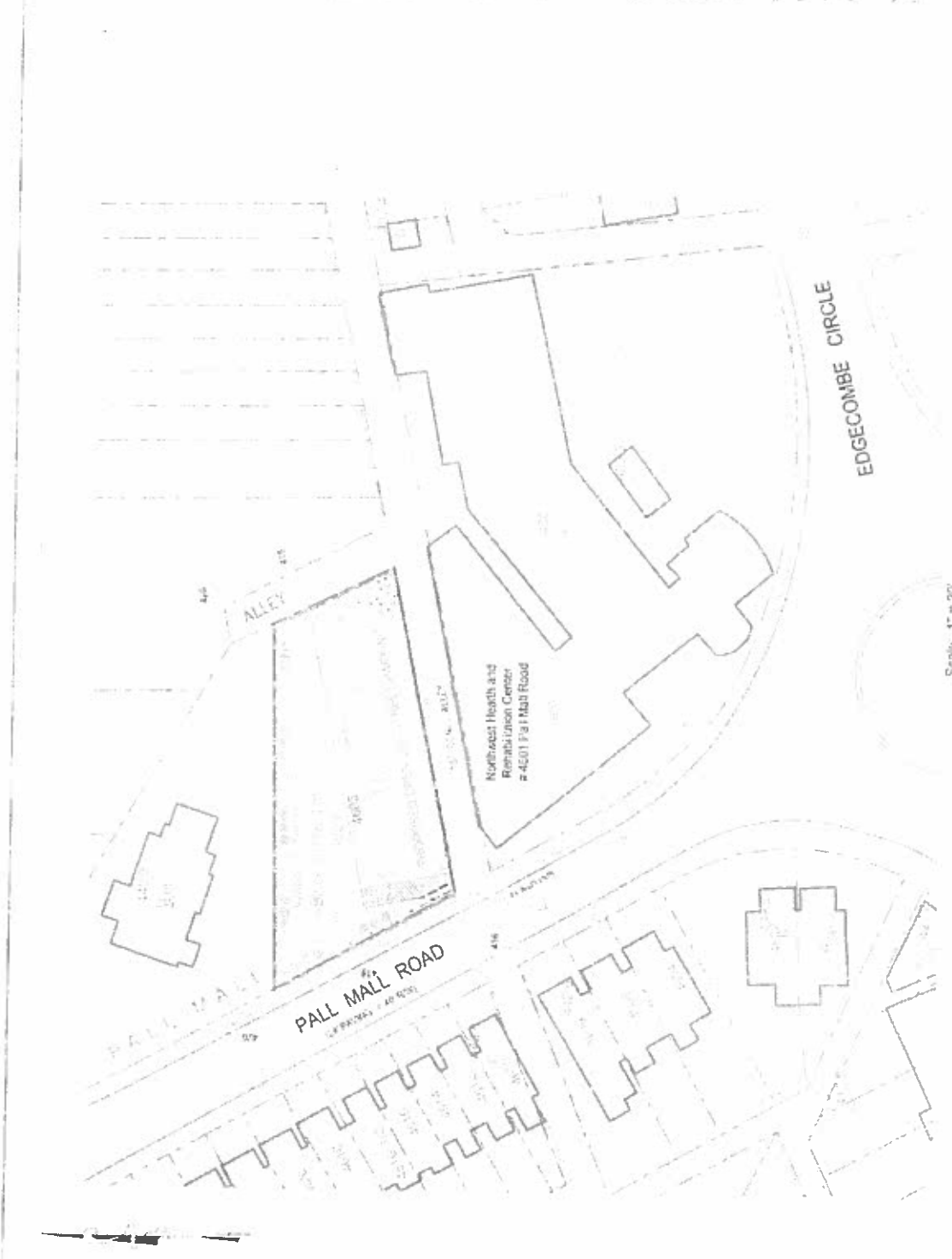


VICINITY MAP SCALE: AS SHOWN



ON SITE BIUMINOUS CONCRETE PAVING

- PROJECT DATA**
- 1. PROJECT NO. 4603
 - 2. PROJECT NAME: NORTHWEST HEALTH AND ROMANA-UNION CENTER
 - 3. PROJECT ADDRESS: 4501 PALL MALL ROAD, BALTIMORE, MD 21201
 - 4. PROJECT OWNER: NORTHWEST HEALTH AND ROMANA-UNION CENTER
 - 5. PROJECT ARCHITECT: [Name]
 - 6. PROJECT ENGINEER: [Name]
 - 7. PROJECT CONTRACTOR: [Name]
 - 8. PROJECT PERMIT NO. [Number]
 - 9. PROJECT DATE: [Date]
 - 10. PROJECT STATUS: [Status]
 - 11. PROJECT DESCRIPTION: [Description]
 - 12. PROJECT NOTES: [Notes]



Scale: 1" = 20'

SITE PLAN
 OPEN OFF-STREET PARKING AREA
PALL MALL ROAD
 Section 18 Book 4011B Lot 23
 BALTIMORE CITY, MARYLAND

PROPOSED	4603	DATE	9/11/2017
REVISIONS			
MAYOR	C-101	COUNCIL PRESIDENT	[Signature]
		DATE	

DEVELOPER
 PV REALTY - NORTHWEST, LLC
 10000 WOODBURN DRIVE
 BALTIMORE, MD 21201
 TEL: 410-528-1100
 FAX: 410-528-1101



OWNER/APPLICANT
 MAYOR & CITY COUNCIL OF BALTIMORE
 100 CALVERT STREET, SUITE 1000
 BALTIMORE, MD 21202
 TEL: 410-396-1000
 FAX: 410-396-1001

4001 Eglarway, Suite 101
 410 Lexington Drive, Suite 215
 Baltimore, MD 21204
 Phone: 410-581-1700
 Fax: 410-581-0300
 WWW: WWW.BALTIMORE.MD

17-0061

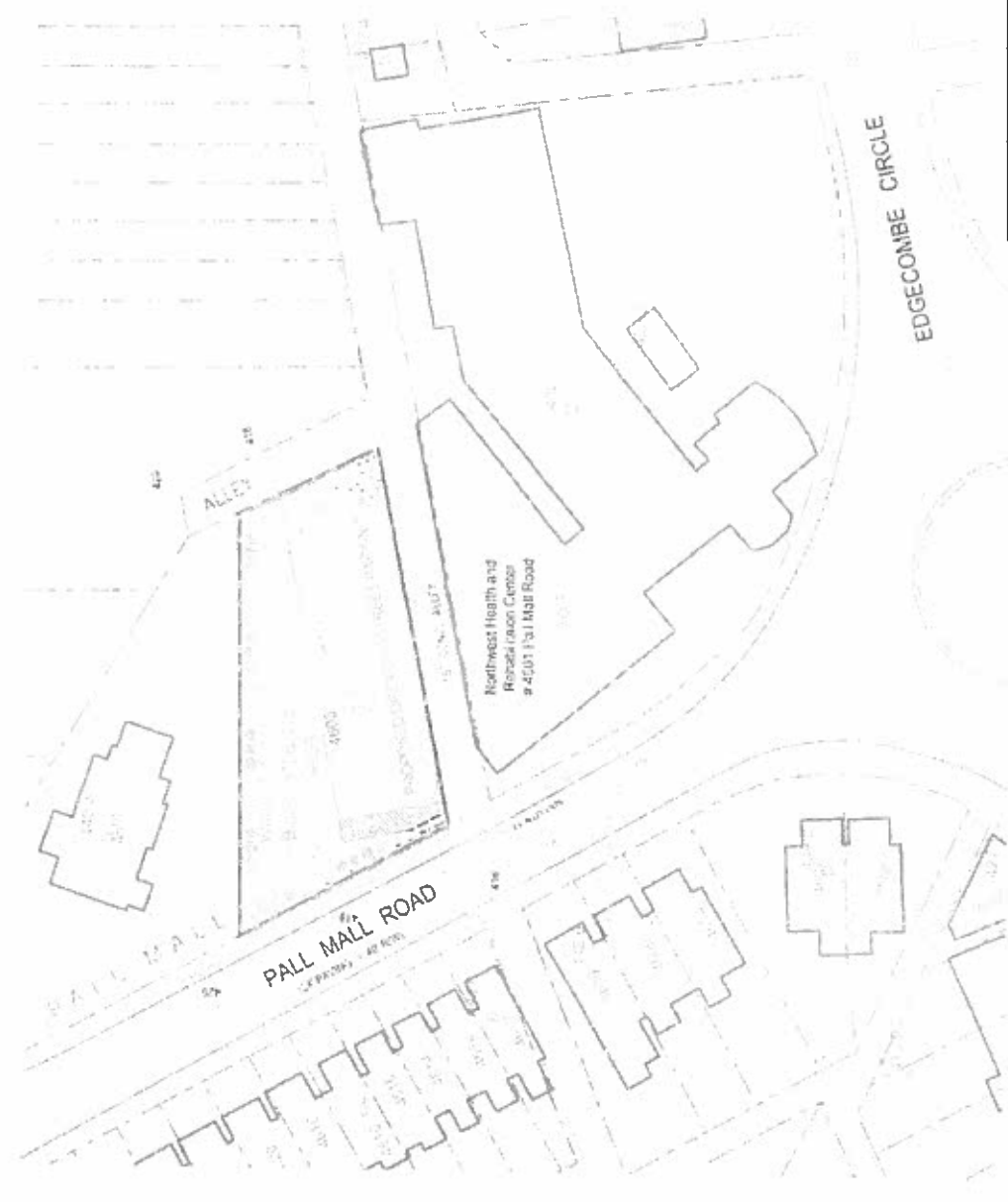


VICINITY MAP
SCALE: 1/4" = 100'



ON-SITE BITUMINOUS CONCRETE PAVING

- PROJECT DATA**
- 1. PROJECT NO: 17-0061
 - 2. PROJECT NAME: 4005 DATE MALL ROAD
 - 3. CLIENT: 4005 DATE MALL ROAD
 - 4. ADDRESS: 4005 DATE MALL ROAD, BALTIMORE, MD 21201
 - 5. OWNER: 4005 DATE MALL ROAD
 - 6. DESIGNER: 4005 DATE MALL ROAD
 - 7. CONTRACTOR: 4005 DATE MALL ROAD
 - 8. DATE: 9/11/2017
 - 9. SHEET NO: 1 OF 1
 - 10. SHEET TITLE: ON-SITE BITUMINOUS CONCRETE PAVING
 - 11. PROJECT LOCATION: 4005 DATE MALL ROAD, BALTIMORE, MD 21201
 - 12. PROJECT STATUS: 100% COMPLETE
 - 13. PROJECT TYPE: COMMERCIAL
 - 14. PROJECT AREA: 10,000 SQ FT
 - 15. PROJECT PERIOD: 12 MONTHS
 - 16. PROJECT BUDGET: \$1,000,000
 - 17. PROJECT RISK: LOW
 - 18. PROJECT COMPLIANCE: ALL APPLICABLE CODES
 - 19. PROJECT NOTES: SEE ATTACHED DRAWINGS FOR DETAILS



Scale: 1" = 20'

SITE PLAN

PROPOSED OPEN OFF-STREET PARKING AREA

4005 DATE MALL ROAD

BALTIMORE CITY, MARYLAND

DATE: 9/11/2017

C-101

4005 DATE MALL ROAD, BALTIMORE, MD 21201

410 PALL MALL ROAD, BALTIMORE, MD 21201

410 PALL MALL ROAD, BALTIMORE, MD 21201

410 PALL MALL ROAD, BALTIMORE, MD 21201

410 PALL MALL ROAD, BALTIMORE, MD 21201

OWNER / APPLICANT

MAYOR & CITY COUNCIL OF BALTIMORE

410 PALL MALL ROAD, BALTIMORE, MD 21201

410 PALL MALL ROAD, BALTIMORE, MD 21201

410 PALL MALL ROAD, BALTIMORE, MD 21201

DEVELOPER

RE REALTY NORTHWEST LLC

11111 WOODLAWN AVE, BALTIMORE, MD 21201

11111 WOODLAWN AVE, BALTIMORE, MD 21201

11111 WOODLAWN AVE, BALTIMORE, MD 21201

MAYOR

Andrew J. Young

COUNCIL PRESIDENT

DATE: 9/11/2017

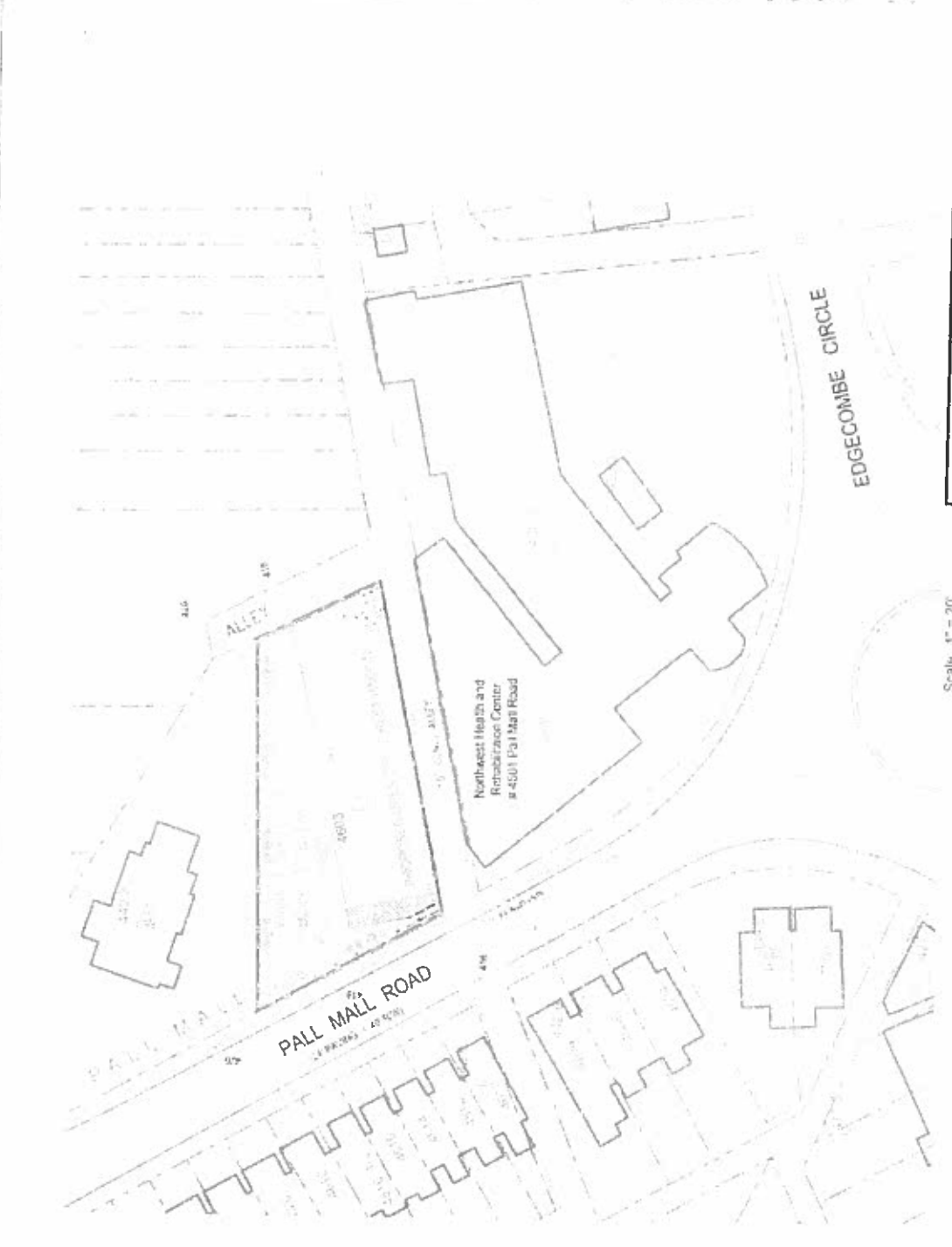
17-0061



VICINITY MAP
SCALE 1"=50'



ON-SITE BITUMINOUS CONCRETE PAVING



Scale: 1" = 20'

- PROJECT DATA**
- PROJECT NO: 15-00000001-115
 PROJECT NAME: Northwest Health and Rehabilitation Center #4603 Pall Mall Road
 OWNER: Northwest Health and Rehabilitation Center #4603 Pall Mall Road
 ADDRESS: 4603 Pall Mall Road, Baltimore, MD 21201
 PROJECT TYPE: Rehabilitation
 PROJECT PHASE: Construction
 PROJECT START DATE: 08/15/17
 PROJECT END DATE: 09/15/17
- PROPOSED WORK**
1. REPAIR AND REPLACE EXISTING BITUMINOUS CONCRETE PAVING ON THE EXISTING DRIVEWAY AND PARKING AREA.
 2. REPAIR AND REPLACE EXISTING BITUMINOUS CONCRETE PAVING ON THE EXISTING DRIVEWAY AND PARKING AREA.
 3. REPAIR AND REPLACE EXISTING BITUMINOUS CONCRETE PAVING ON THE EXISTING DRIVEWAY AND PARKING AREA.
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SITE PLAN
 PROPOSED OPEN OFF-STREET PARKING AREA
 4603 PALL MALL ROAD
 SECTION 15 Book 4813B Lot 23
 BALTIMORE CITY (MARIANA)

MAXOR
Bob Zellmer
 COUNCIL PRESIDENT
 DATE 9/11/2017

OWNER / APPLICANT
 MAYOR & CITY COUNCIL OF BALTIMORE
 100 N. CALVERT STREET, SUITE 1000
 BALTIMORE, MD 21202

DEVELOPER
 REALTY NORTHWEST, LLC
 100 N. CALVERT STREET, SUITE 1000
 BALTIMORE, MD 21202

DESIGNING ENGINEER
 P. J. LINDEN, INC.
 100 N. CALVERT STREET, SUITE 1000
 BALTIMORE, MD 21202
 TEL: 410-528-1200
 WWW.PJLINDEN.COM

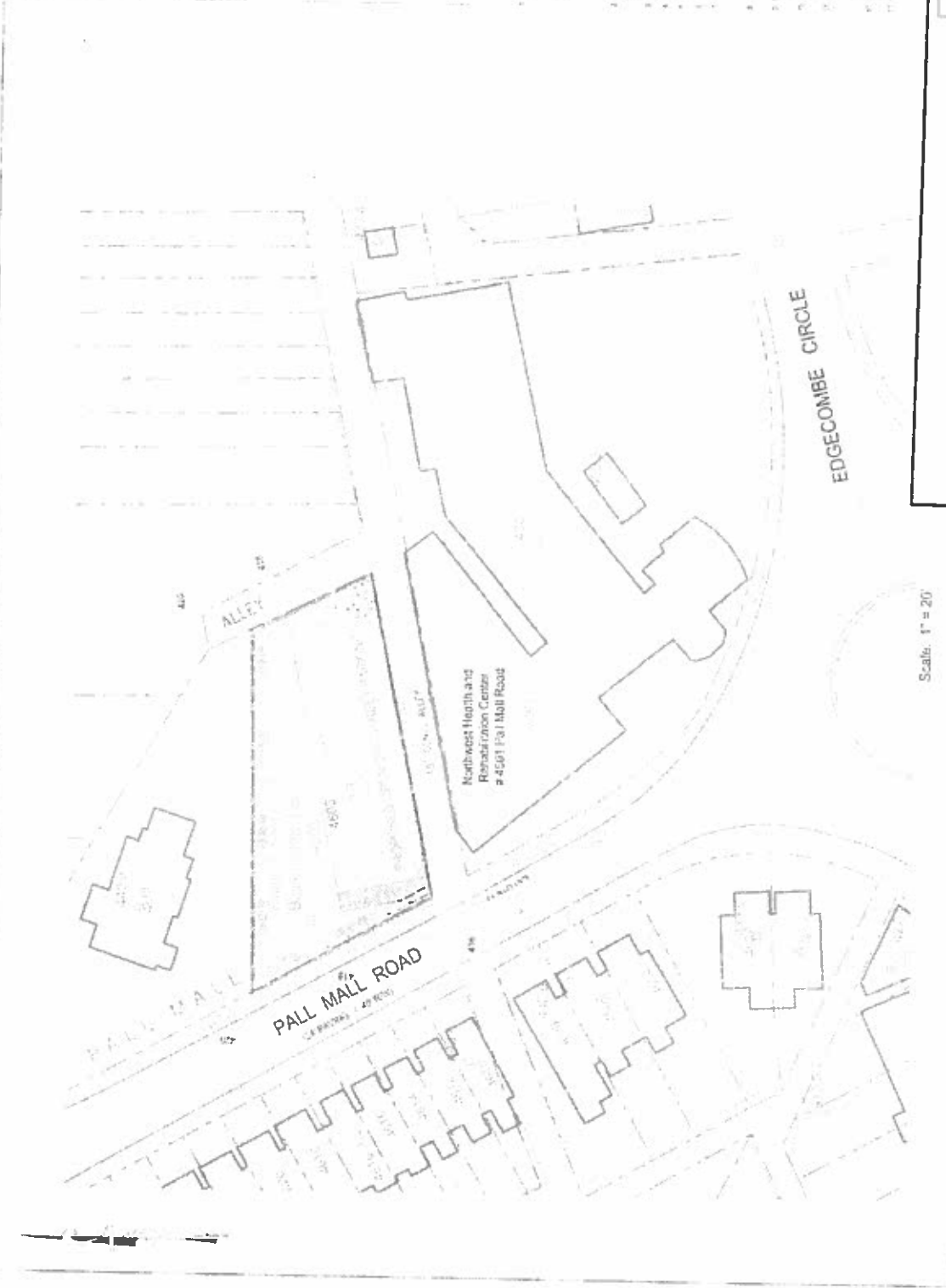
PH



VICINITY MAP
SCALE: 1"=400'



ON-SITE BITUMINOUS CONCRETE PAVING



Scale: 1" = 20'

- PROJECT DATA**
- 1. CLIENT: [REDACTED]
 - 2. PROJECT ADDRESS: [REDACTED]
 - 3. PROJECT NAME: [REDACTED]
 - 4. PROJECT LOCATION: [REDACTED]
 - 5. PROJECT DESCRIPTION: [REDACTED]
 - 6. PROJECT PHASES: [REDACTED]
 - 7. PROJECT START DATE: [REDACTED]
 - 8. PROJECT END DATE: [REDACTED]
 - 9. PROJECT STATUS: [REDACTED]
 - 10. PROJECT CONTACT: [REDACTED]
 - 11. PROJECT CONTACT PHONE: [REDACTED]
 - 12. PROJECT CONTACT EMAIL: [REDACTED]
 - 13. PROJECT CONTACT ADDRESS: [REDACTED]
 - 14. PROJECT CONTACT CITY: [REDACTED]
 - 15. PROJECT CONTACT STATE: [REDACTED]
 - 16. PROJECT CONTACT ZIP: [REDACTED]
 - 17. PROJECT CONTACT WEBSITE: [REDACTED]
 - 18. PROJECT CONTACT SOCIAL MEDIA: [REDACTED]
 - 19. PROJECT CONTACT OTHER: [REDACTED]
 - 20. PROJECT CONTACT NOTES: [REDACTED]

SITE PLAN
 PROPOSED OPEN-OFF-STREET PARKING AREA
4603 PALL MALL ROAD
 Section 10 BOA 4811B LOT 22
 BALTIMORE CITY, MARYLAND

MAYOR
[Signature]
COUNCIL PRESIDENT

DATE 9/11/2017
DATE

OWNER/APPLICANT
 MAYOR & CITY COUNCIL OF BALTIMORE
 100 CALVERT STREET, SUITE 100
 BALTIMORE, MD 21202
 TEL: 410-314-3000
 FAX: 410-314-3001
 WWW: BALTIMORE.MD.GOV



OWNER/APPLICANT
 610 Lexington Drive, Suite 200
 Glen Burnie, MD 21061
 Phone: 410-281-1120
 Fax: 410-281-2020
 WWW: WWW.ECOPARTS.COM

DEVELOPER
 PV REALTY - NORTHWEST, LLC
 10100 WOODBINE
 RM 4000 W 210
 ANN ARBOR MI 48106
 TEL: 734-769-1000

061

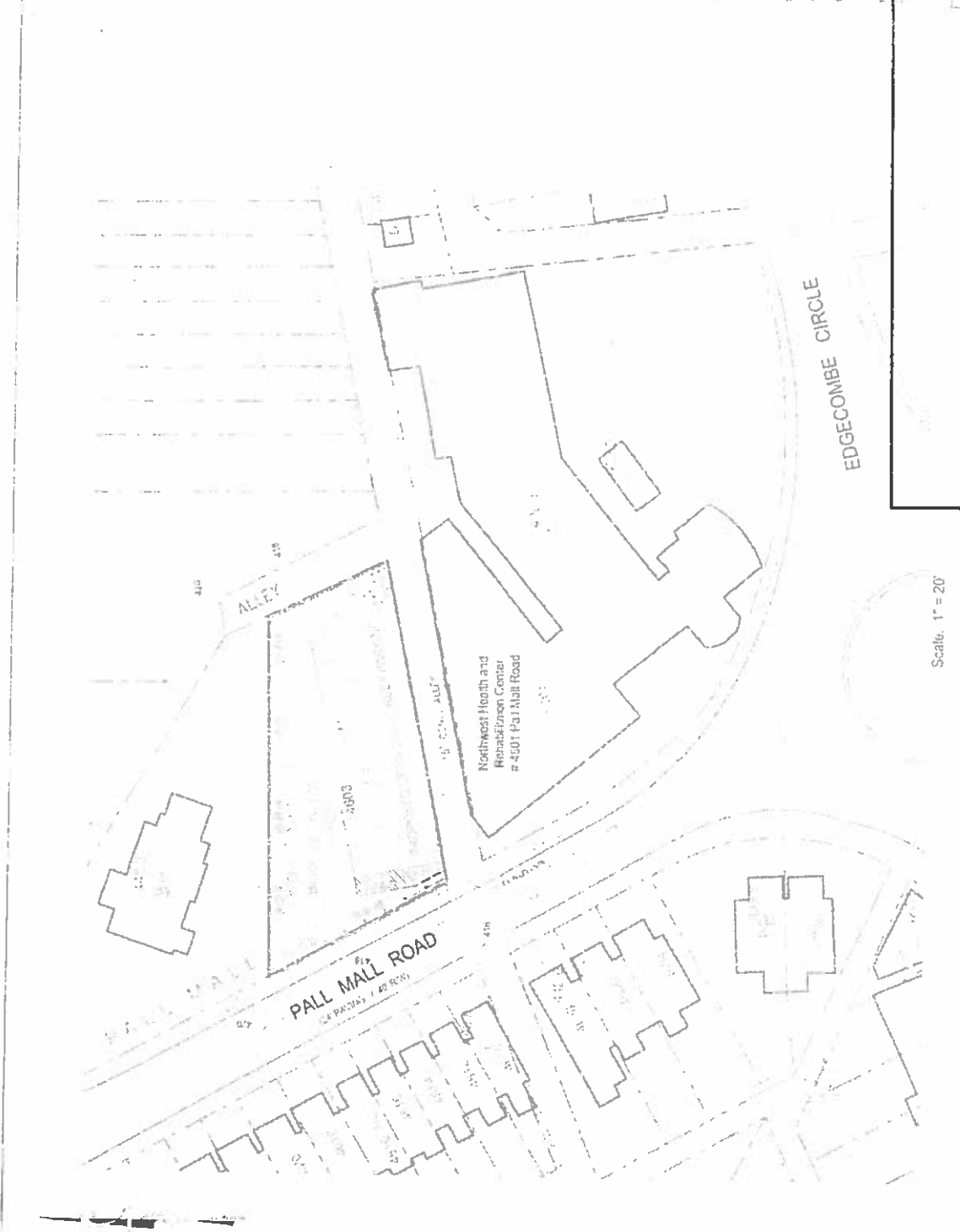


VICINITY MAP SCALE 1"=500'



ON-SITE BITUMINOUS CONCRETE PAVING

- 1. PROJECT DATA
 - Project Name: NORTHWEST LLC
 - Site Address: 4603 PALL MALL ROAD
 - City: BALTIMORE, MD 21201
 - Client: REALTY NORTHWEST LLC
 - Project No.: 17-00000000000000000000
 - Project Date: 08/14/2017
 - Project Status: IN PROGRESS
- 2. PROPERTY LOCATION
 - Address: 4603 PALL MALL ROAD
 - City: BALTIMORE, MD 21201
 - County: BALTIMORE
 - Block: 113
 - Lot: 11
 - Parcel No.: 01-00000000000000000000
- 3. DATED: 08/14/2017
- 4. LC NO: 17-00000000000000000000
- 5. ZONING: RS-1
- 6. DISTRICT: 113
- 7. PROJECT DESCRIPTION:
 - 1. This project is for the installation of on-site bituminous concrete paving for the driveway and parking area at the subject property.
 - 2. The proposed paving area is approximately 1,000 square feet.
 - 3. The paving will be installed in accordance with the City of Baltimore's Department of Public Works, Bureau of Engineering, and Department of Transportation's standards and specifications.
 - 4. The paving will be installed in accordance with the City of Baltimore's Department of Public Works, Bureau of Engineering, and Department of Transportation's standards and specifications.
 - 5. The paving will be installed in accordance with the City of Baltimore's Department of Public Works, Bureau of Engineering, and Department of Transportation's standards and specifications.
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Scale: 1" = 20'

SITE PLAN
 PROPOSED OPEN OFF-STREET PARKING AREA
4603 PALL MALL ROAD
 Section 12 Book-4813B Lot 22
 BALTIMORE CITY MARYLAND

MAYOR
Bruce R. Goldyne
COUNCIL PRESIDENT

DATE 9/14/2017
DATE

OWNER / APPLICANT
 NORTHWEST LLC
 4603 PALL MALL ROAD
 BALTIMORE, MD 21201
 Tel: 410-528-1234
 Fax: 410-528-1234
 Email: info@northwestllc.com

DEVELOPER
 REALTY NORTHWEST LLC
 4603 PALL MALL ROAD
 BALTIMORE, MD 21201
 Tel: 410-528-1234
 Fax: 410-528-1234
 Email: info@realty-nw.com

GC Engineering, Inc.
 5111 E. Joppa Road, Suite 200
 Baltimore, MD 21286
 Phone: 410-352-2200
 Fax: 410-352-2200
 www.gceng.com

Seal of the City of Baltimore

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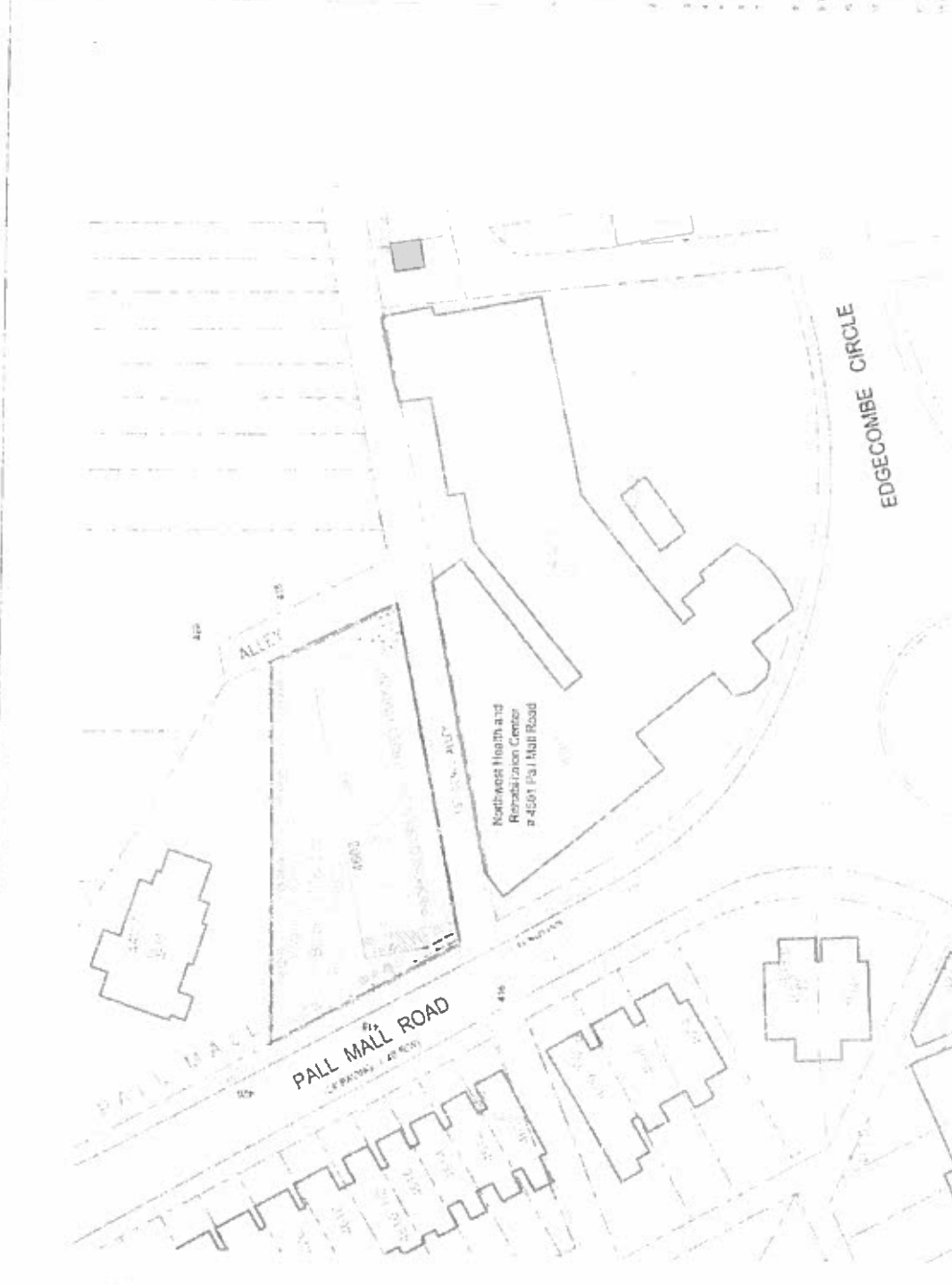


VICINITY MAP
SCALE: 1/8" = 100'



ON-SITE BIRUBINOUS CONCRETE PAVING

- PROJECT DATA**
 PROJECT NO: 17-001
 CLIENT: HEALTHY NORTHWEST, LLC
 PROJECT ADDRESS: 4501 PALL MALL ROAD, BALTIMORE, MD 21204
 PROJECT TYPE: COMMERCIAL RECONSTRUCTION
 PROJECT PHASE: SITE PREPARATION AND PAVING
- OWNER**
 HEALTHY NORTHWEST, LLC
 1100 BALTIMORE AVENUE, SUITE 1000
 BALTIMORE, MD 21202
 TEL: 410-528-1234
 FAX: 410-528-1235
 WWW.HEALTHYNORTHWEST.COM
- DESIGNER**
 WOODS BAGOT
 100 BALTIMORE AVENUE, SUITE 1000
 BALTIMORE, MD 21202
 TEL: 410-528-1234
 FAX: 410-528-1235
 WWW.WOODSBAGOT.COM
- DATE**
 9/11/2017



Scale: 1" = 20'

SITE PLAN
 OPEN OFF-STREET PARKING AREA
PALL MALL ROAD
 Section 12 Book 4819B Lot 23
 BALTIMORE CITY MARYLAND

PROPOSED
DATE
C-101
9/11/2017
DATE

DEVELOPER
 HEALTHY NORTHWEST, LLC
 1100 BALTIMORE AVENUE, SUITE 1000
 BALTIMORE, MD 21202
 TEL: 410-528-1234
 FAX: 410-528-1235
 WWW.HEALTHYNORTHWEST.COM

OWNER / APPLICANT
 MAYOR & CITY COUNCIL OF BALTIMORE
 100 BALTIMORE AVENUE, SUITE 1000
 BALTIMORE, MD 21202
 TEL: 410-528-1234
 FAX: 410-528-1235
 WWW.BALTIMORE.MD.GOV

DESIGNER
 WOODS BAGOT
 100 BALTIMORE AVENUE, SUITE 1000
 BALTIMORE, MD 21202
 TEL: 410-528-1234
 FAX: 410-528-1235
 WWW.WOODSBAGOT.COM

CITY ENGINEERING
 601 LEXINGTON DRIVE, SUITE 2150
 BALTIMORE, MD 21201
 PHONE: 410-396-7700
 FAX: 410-396-0200
 WWW.CITYOFBALTIMORE.GOV

MAYOR
[Signature]
COUNCIL PRESIDENT

061

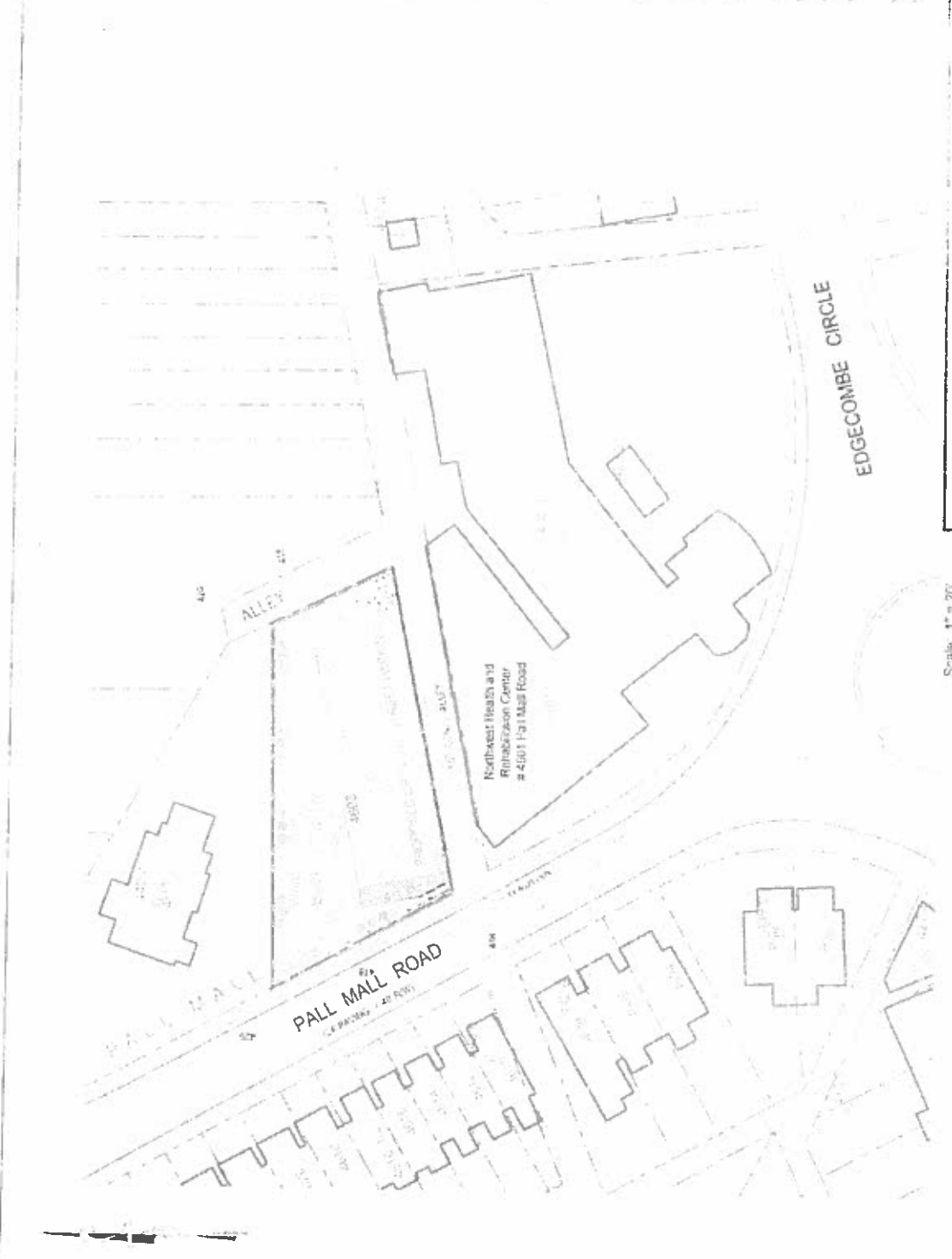


VICINITY MAP
SCALE: 1"=20'



ON-SITE BITUMINOUS CONCRETE PAVING

- PROJECT DATA**
- 1. DEVELOPER: [REDACTED]
 - 2. ADDRESS: [REDACTED]
 - 3. SITE: [REDACTED]
 - 4. LOT AREA: [REDACTED]
 - 5. ZONING: [REDACTED]
 - 6. EXISTING USE: [REDACTED]
 - 7. PROPOSED USE: [REDACTED]
 - 8. PROJECT DESCRIPTION: [REDACTED]
 - 9. PRELIMINARY PLAN: [REDACTED]
 - 10. PRELIMINARY PLAN NO.: [REDACTED]
 - 11. DATE OF PLAN: [REDACTED]
 - 12. DATE OF MEETING: [REDACTED]
 - 13. DATE OF MEETING: [REDACTED]
 - 14. DATE OF MEETING: [REDACTED]
 - 15. DATE OF MEETING: [REDACTED]
 - 16. DATE OF MEETING: [REDACTED]
 - 17. DATE OF MEETING: [REDACTED]
 - 18. DATE OF MEETING: [REDACTED]
 - 19. DATE OF MEETING: [REDACTED]
 - 20. DATE OF MEETING: [REDACTED]



Scale: 1" = 20'

SITE PLAN
 PROPOSED OPEN OFF-STREET PARKING AREA
4603 PALL MALL ROAD
 Block 18, Book 4-1818, LOT 23
 BALTIMORE CITY, MARYLAND

MAYOR
[Signature]
COUNCIL PRESIDENT

DATE
 C-101
9/11/2017
DATE

661

CGM Engineering Technologies, Inc.
 801 Lexington Drive, Suite 115
 Oak Spring, MD 21774
 Phone: 410-781-7281
 Fax: 410-781-7275
 www.cgm.com

OWNER / APPLICANT
 MAYOR & CITY COUNCIL OF BALTIMORE
 100 CALVERT STREET, SUITE 100
 BALTIMORE, MD 21202
 Tel: 410-314-3000
 Fax: 410-314-3001

DEVELOPER
 REALTY NORTHWEST LLC
 100 CALVERT STREET, SUITE 100
 BALTIMORE, MD 21202
 Tel: 410-314-3000
 Fax: 410-314-3001



VICINITY MAP



ON-SITE BITUMINOUS CONCRETE PAVING

- PROJECT DATA**
1. CLIENT: WEST...
 2. PROJECT: ...
 3. ADDRESS: ...
 4. LOT AREA: ...
 5. ZONING: ...
 6. PREPARED BY: ...
 7. DATE: ...



Scale: 1" = 20'

SITE PLAN
 OPEN OFF-STREET PARKING AREA
PALL MALL ROAD
 Section 12 Block 4181B Lot 22
 BALTIMORE CITY, MARYLAND

MAYOR
[Signature]
COUNCIL PRESIDENT

DATE 04/11/20

04

City of Baltimore
 Department of Public Works
 Engineering Division
 100 North Enoch Avenue
 Baltimore, MD 21201
 Phone: 410-396-7200
 Fax: 410-396-2200
 www.cityofbaltimore.com

OWNER / APPLICANT
 MAYOR & CITY COUNCIL OF BALTIMORE
 100 NORTH Enoch Avenue
 Baltimore, MD 21201
 Phone: 410-396-7200
 Fax: 410-396-2200
 www.cityofbaltimore.com

DEVELOPER
 REALTY - NORTHWEST LLC
 100 North Enoch Avenue
 Baltimore, MD 21201
 Phone: 410-396-7200
 Fax: 410-396-2200
 www.cityofbaltimore.com

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION COMMITTEE VOTING RECORD

DATE: July 19, 2017

BILL NUMBER: 17-0061

BILL TITLE: ZONING - CONDITIONAL USE PARKING, OPEN OFF-STREET AREA -
4603 PALL MALL ROAD

MOTION BY: *Mallett* SECONDED BY: *Clark*

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward - Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon - Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>7</u>			

CHAIRPERSON: *Edward Reisinger*

COMMITTEE STAFF: Marshall C. Bell Initials: *MCS*



1972

1972

1972

1972

1972

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

City Council Bill No. 17-0061

Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

According to the Baltimore City Zoning Code, agency reports and public testimony a conditional use is being granted under:

Title 14-204

Upon finding that:

ADOPTED

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article

Title 14-205


After consideration of:


- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

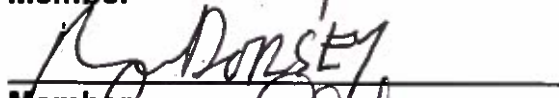
ADOPTEE

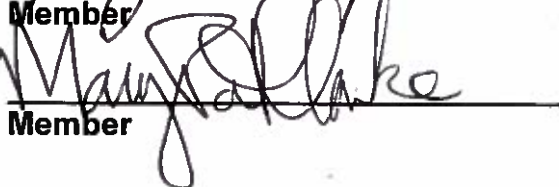
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for fire and police protection;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks;
- (9) the provisions of the City Master Plan;
- (10) the provisions of any applicable Urban Renewal Plan;
- (11) all applicable standards and requirements of this article;
- (12) any other matters considered to be in the interest of the general welfare.


LAND USE AND TRANSPORTATION COMMITTEE:


Chairman



Member


Member


Member


Member


Member


Member

Member

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11382632
Case #: 17-0061
Description:

Bill No. 17-0061 The Land Use and Transportation Committee of the Baltimore City Council w

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

6/30/2017



Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0061

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 19, 2017 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0061.

CC 17-0061 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road as outlined in red on the accompanying plat.

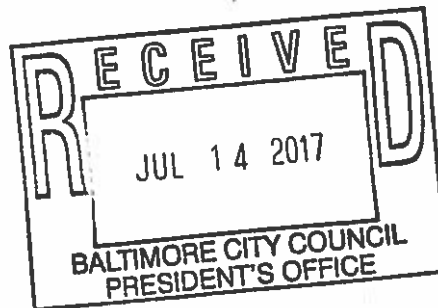
BY authority of

Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER
Chair

je00



CERTIFICATE OF POSTING

RE: Case No. CCB 17-0061

Date of Hearing 7/19/17

**Baltimore City Council
c/o Natawna B. Austin
Room 409 – City Hall
100 N. Holliday Street
Baltimore, Md. 21202**

This letter is to certify that the necessary sign(s) were posted conspicuously
on the property located at _____

4603 Pall Mall Road

on 7/3/17

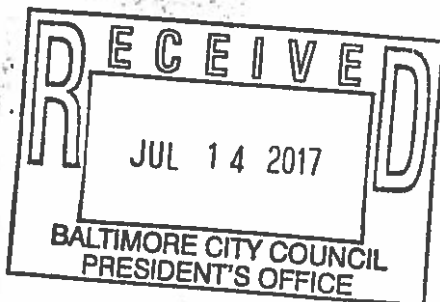
Sincerely,

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360



"NOTICE OF INTRODUCTION" SIGN - POSTING REQUIRED
 (For Conditional Use, Planned Unit Development and Rezoning Ordinances)

Each applicant requesting authorization of the City Council for a conditional use, a change in the zoning classification of property, or a planned unit development is required to post in a conspicuous place on the property a sign giving notice of the requested authorization or zoning classification change. The property must be posted for at least 30 days beginning one week after the bill is introduced in the City Council. Signs are provided by the Department of Legislative Reference (396-4730) for a \$20.00 fee.

"NOTICE OF INTRODUCTION" SIGN

ZONING NOTICE

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT CITY COUNCIL BILL NO.: 17-0061 HAS BEEN INTRODUCED INTO THE CITY COUNCIL OF BALTIMORE.

THE PROPERTY KNOWN AS: 4603 Pall Mall Road

IS PROPOSED TO BE REZONED FROM: _____ TO _____
 CONDITIONAL USE AS: parking, open off-street area
 PLANNED UNIT DEVELOPMENT: _____
 OTHER: _____ NAMAL

BY AUTHORITY OF ARTICLE 30 - ZONING, BALTIMORE CITY CODE

The "Notice of Introduction" sign must be posted on the property as follows:

- A. The sign must be posted in a conspicuous manner on the front side of the property, not over ten feet above the ground level, and where it will be clearly visible and legible to the public.
- B. The sign must be posted not later than one week after introduction of the bill and must remain posted for 30 days thereafter.
- C. The sign must be maintained in good condition the entire time it is posted. Where proposed changes are to be at the rear of the property, the sign must nevertheless be posted on the front of the premises, unless otherwise directed.

FOR DEPARTMENT OF LEGISLATIVE REFERENCE

Property Owner: _____

Authorized Representative: _____

Address: _____

Bill No. 17-0061 Sign Picked Up By: _____

SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

Type of Change Requested by the Bill (check one):

Conditional Use Rezoning Planned Unit Development

NOTE:

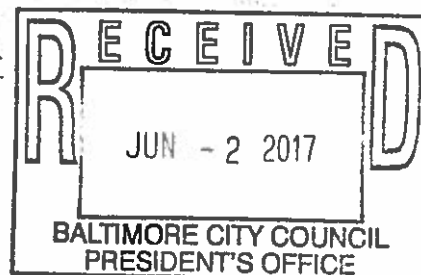
- Prior to the public hearing on the bill, the Certificate of Posting at the bottom of this form must be dated, signed, and returned to: Baltimore City Council Office; Executive Secretary; Room 409 City Hall; 100 N. Holliday Street, Baltimore, Maryland 21202.
- A second sign ("Notice of Hearing") will be required to be posted before the public hearing. Information about the "Notice of Hearing" sign can be obtained from the Executive Secretary of the Baltimore City Council (396-4800.)

CERTIFICATE OF POSTING

RE: Case No. CCB 17-0061

Date of Hearing 6/7/17

Baltimore City Council
c/o Natawna B. Austin
Room 409 – City Hall
100 N. Holliday Street
Baltimore, Md. 21202



This letter is to certify that the necessary sign(s) were posted conspicuously on the property located at _____

4603 Pall Mall Road

_____ on 5/23/17

Sincerely,

A handwritten signature in cursive that reads "Richard E. Hoffman" followed by the date "5/23/17".

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360



RECEIVED

OFFICE OF THE
DIRECTOR OF THE
BUREAU OF REVENUE

RECEIVED

NOV 10 1910

THE DIRECTOR OF THE BUREAU OF REVENUE
WASHINGTON, D. C.

NOV 10 1910

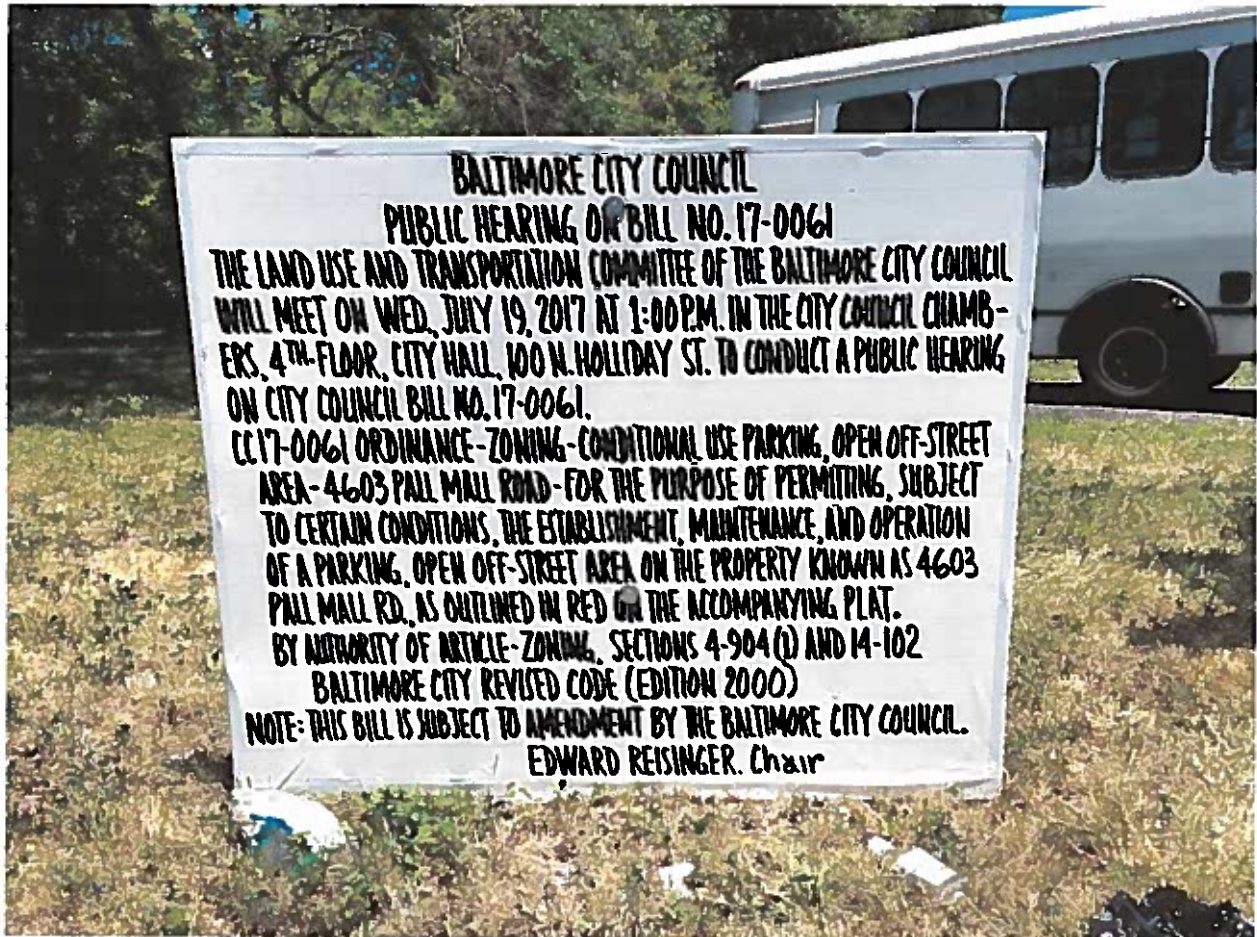
NOV 10 1910

Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 17-0061



4603 Pall Mall Road

Posted 7/3/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 311

PROBLEM SET 1

1. A particle of mass m moves in a potential $V(x) = \frac{1}{2}kx^2$. The energy of the particle is E . Find the period of oscillation.

2. A particle of mass m moves in a potential $V(x) = \frac{1}{2}kx^2 + \frac{1}{4}bx^4$. Find the period of oscillation for small amplitudes.

3. A particle of mass m moves in a potential $V(x) = \frac{1}{2}kx^2 + \frac{1}{4}bx^4 + \frac{1}{6}cx^6$. Find the period of oscillation for small amplitudes.

PHYSICS 311

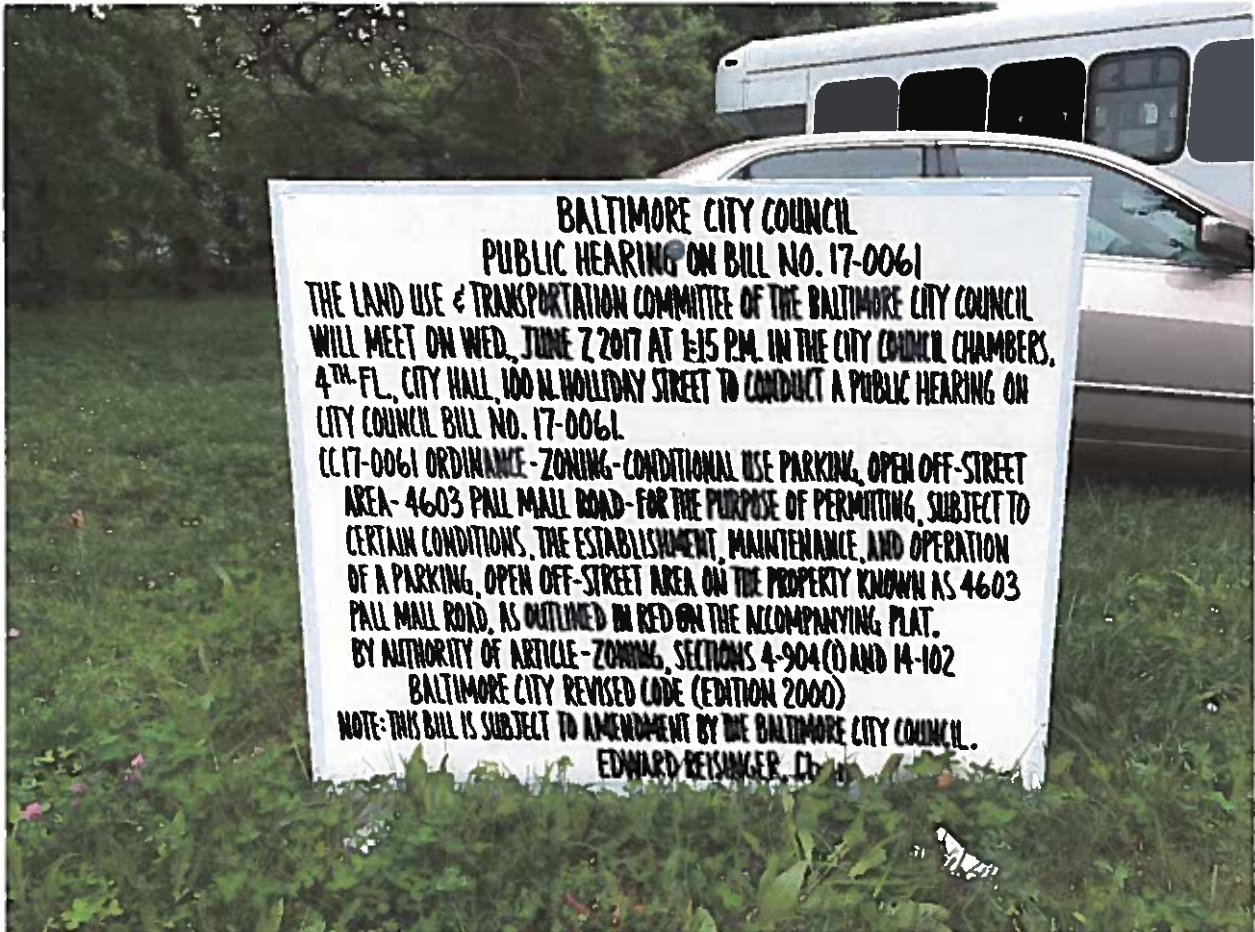
PHYSICS 311
 PHYSICS DEPARTMENT
 UNIVERSITY OF CHICAGO
 5720 S. UNIVERSITY AVE.
 CHICAGO, IL 60637

Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 17-0061



4603 Pall Mall Road

Posted 5/23/17

 5/23/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

Order #: 11345078
Case #: Bill No. 17-0061
Description:

Bill No. 17-0061 The Land Use and Transportation Committee of the Baltimore City Council w

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

5/23/2017

Darlene Miller, Public Notice Coordinator
(Representative Signature)

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0061**

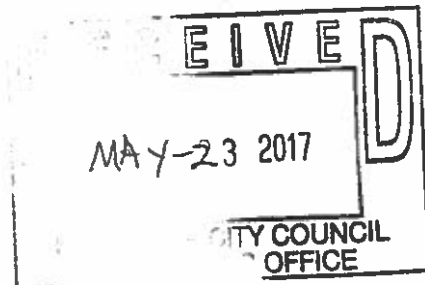
The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 7, 2017 at 1:15 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0061.

CC 17-0061 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

BY authority of
Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.
EDWARD REISINGER
Chair

my23





W I
ST
COURT
OFFICE

TO: Joseph R. Woolman, III, J.R. Woolman, LLC
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council
DATE: June 13, 2017
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 17-0061
Date: Wednesday, July 19, 2017
Time: 1:00 p.m.
Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and
- 2) must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

Newspaper Advertisement

You may choose any of the following newspapers for advertising purposes: The Daily Record, Baltimore Sun, or Afro-American.

Wording for Sign and Newspaper Advertisement

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting on the property and publication of the newspaper advertisements, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY **BY TUESDAY, JULY 4, 2017**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0061

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, July 19, 2017 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0061.

CC 17-0061 **ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road** - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

By authority of
Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Joseph R. Woolman, III
111 South Calvert Street, Suite 2700
Baltimore, MD 21202
410-385-5328

TO: Joseph R. Woolman, III, J.R. Woolman, LLC
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council
DATE: May 17, 2017
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 17-0061
Date: Wednesday, June 7, 2017
Time: 1:15 p.m.
Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and
- 2) must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

Newspaper Advertisement

You may choose any of the following newspapers for advertising purposes: The Daily Record, Baltimore Sun, or Afro-American.

Wording for Sign and Newspaper Advertisement

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting on the property and publication of the newspaper advertisements, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED IN A NEWSPAPER AND A SIGN MUST BE POSTED ON THE PROPERTY **BY TUESDAY, MAY 23, 2017**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0061

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 7, 2017 at 1:15 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0061.

CC 17-0061 ORDINANCE - Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

By authority of
Article - Zoning
Section(s) 4-904(1) and 14-102
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Joseph R. Woolman, III
111 South Calvert Street, Suite 2700
Baltimore, MD 21202
410-385-5328

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

June 5, 2017

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 17-0061: Zoning – Conditional Use Parking, Open Off-
Street Area - 4603 Pall Mall Road.

Ladies and Gentlemen:

City Council Bill No. 17-0061 has been referred by your Honorable Body to the Board of
Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 17-0061 is to permit, subject to certain conditions,
the establishment, maintenance, and operation of a parking, open off-street area on the
property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

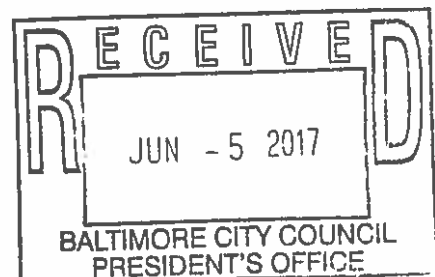
The BMZA has reviewed the legislation and recommends approval to the passage of Bill
Number 17-0061.

Sincerely,

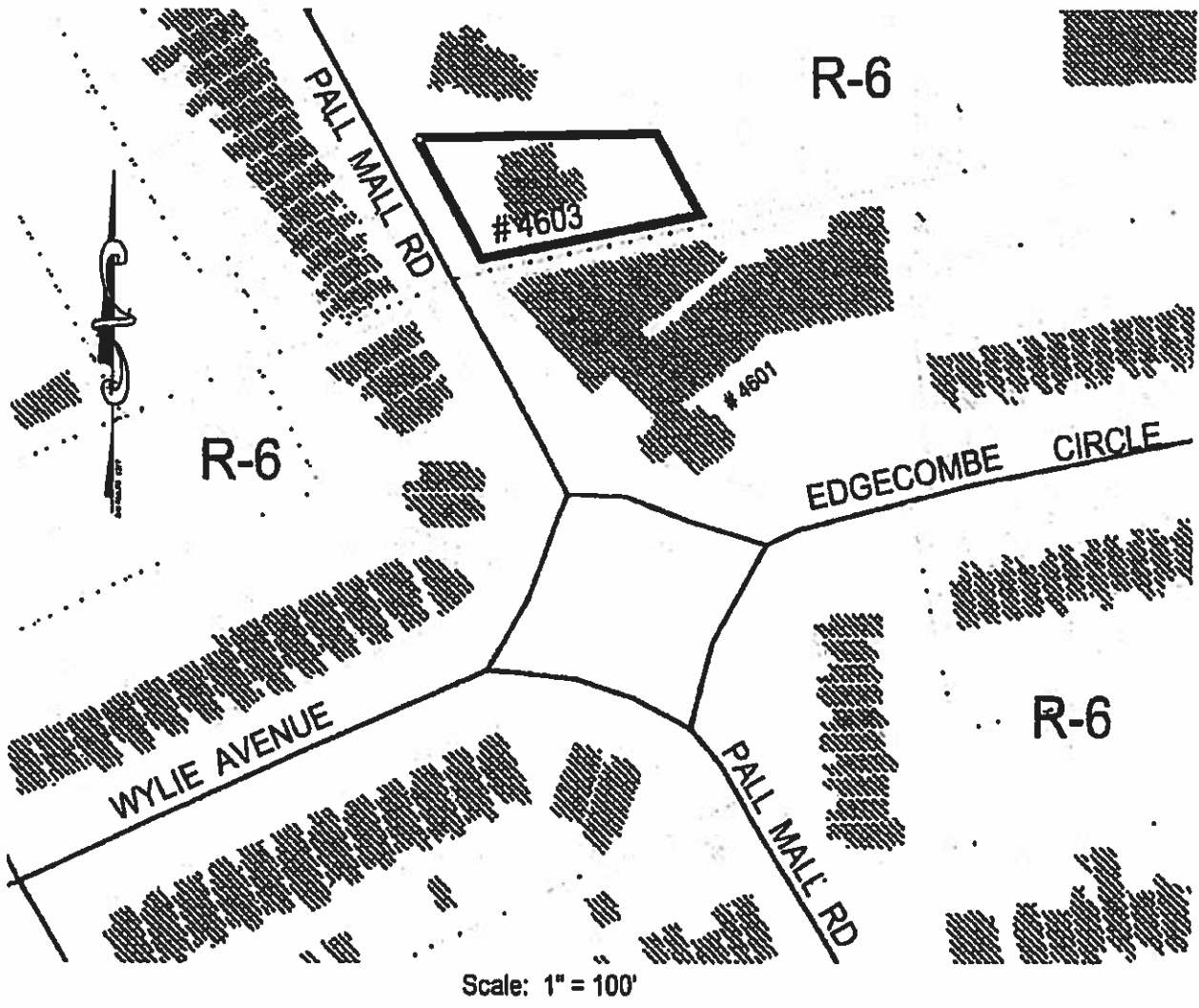
David C. Tanner
Executive Director

DCT/rdh

CC: Mayors Office of Council Relations
Legislative Reference



SHEET No. 13 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.




NOTE: In Conjunction With Property Known As
4603 PALL MALL ROAD
The Applicant Wishes To Request
The Conditional Use Of The Aforementioned Property As A
PARKING, OPEN OFF-STREET AREA (PARKING LOT),
As Outlined In Red Above.

Ward 27 Section 18 Block 4813B Lot 23

MAYOR

PRESIDENT CITY COUNCIL

FROM	NAME & TITLE	Frank J. Murphy, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 East Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0061		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

June 5, 2017

I am herein reporting on City Council Bill 17-0061 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property know as 4603 Pall Mall Road.

The proposed off-street parking area will be used to as parking for visitors and employees to the business at 4601 Pall Mall Road. The unimproved portion will receive additional landscaping.

The Department of Transportation has no objection to this bill this bill.

Thank you for this opportunity to comment.

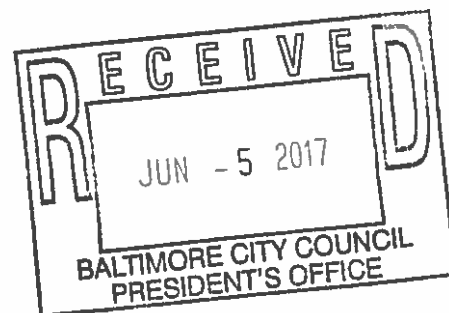
Respectfully,



Frank J. Murphy
Acting Director

FJM/PAF

Cc: Karen Stokes, Mayor's Office
Kyron Banks, Mayor's Office



no obj



**BALTIMORE
HOUSING**

CATHERINE E. PUGH
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner *MB*

Date: May 25, 2017

Re: **City Council Bill 17-0061 - Zoning – Conditional Use Parking, Open
Off-Street Area – 4603 Pall Mall Road**

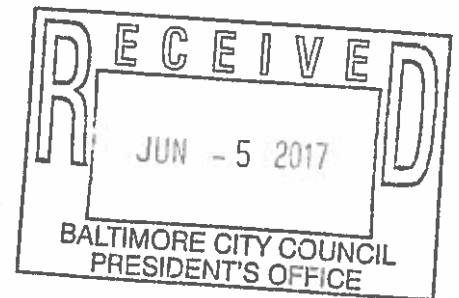
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0061, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road.

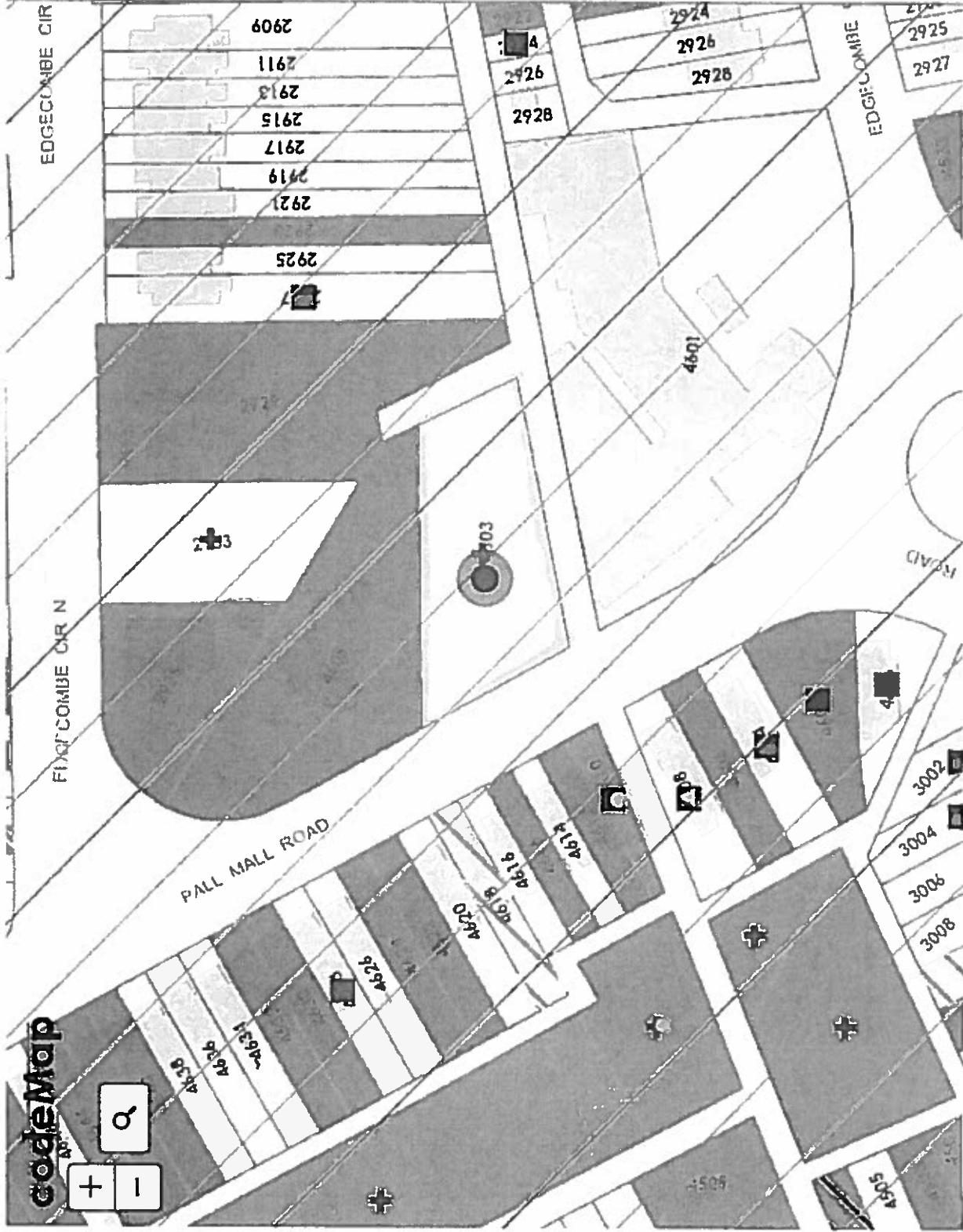
If enacted, this bill would allow for the development of a parking lot on a vacant lot in the Parklane neighborhood in the 6th Council District. The parking lot for provide necessary parking for a local business to reduce the need for cars to park on neighborhood streets.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0061.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*





Contents

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- FY17/1
- Proje:
- Proje:
- Non-Proj
- Non-
- Non-
- Potentia
- Green Netv
- EOG Result
- Demo Work
- BRNI, CL, C
- Demolition
- Likely Unoc
- BPD
- HABC Scalf
- HO Incenth

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: May 22, 2017
RE: Council Bill 17-0061



PARKING
OF BALTIMORE CITY
AUTHORITY

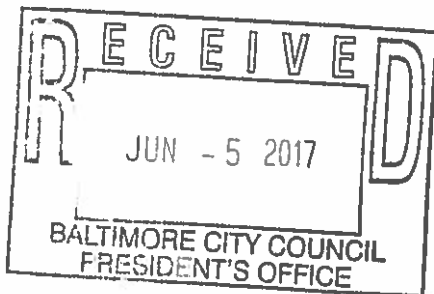
I am herein reporting on City Council Bill 17-0061 introduced by the Councilmember Middleton at the request of OHI Asset (MD) Baltimore – Pall Mall, LLC.

The purpose of this bill is to permit, under certain conditions, the establishment, maintenance, and operation of an open off-street parking area at 4603 Pall Mall Road, located at Ward 27, Section 18, Block 4813B, Lot 023 using the same site plan approved by the Site Plan Review Committee on August 31, 2011 but not previously established by the applicant.

The Parking Authority of Baltimore City (PABC) has reviewed this bill, as well as the proposed development plat. The proposed lot is on a site in the R-6 zoning district, which allows parking lots to be developed as a principal use subject to §14-331 of the Baltimore City Zoning Ordinance which includes being screened and landscaped.

Because the principal use of the site is a parking lot, there is no minimum parking requirement. The adjacent use, which it would likely serve, is an existing health-care clinic and would have a parking requirement according to Table 16-406 of three parking spaces per 1,000 square feet of building floor area if it were being established presently. The project map site plan shows that 12 parking spaces will be located on the lot, with one parking space being handicap accessible. The access to this parking lot is through a 14 foot wide alley, which is larger than the minimum width requirement of 10 feet. This site is not located on a block where the PABC administers any on-street parking programs.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 17-0061.



Not opposed

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

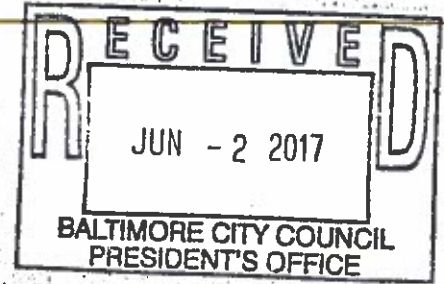


DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

June 2, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 17-0061 – Zoning -- Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

Dear Mr. President and City Council Members:

The Law Department has reviewed City Council Bill 17-0061 for form and legal sufficiency. The bill permits the establishment, maintenance, and operation of a Parking, open off-street area on the property known as 4603 Pall Mall Road.

The subject property is zoned R-6 (General Residence District). The conditional uses that require the enactment of an ordinance in an R-5 zone include “Parking, open off-street areas, other than accessory, for the parking of 3 or more motor vehicles – but only if no charge or fee is imposed for parking.” Zoning Code of Baltimore City (“ZC”) § 4-204(4); 4-904(1). A conditional use is the subject of this proposed ordinance; accordingly, the ordinance satisfies the above requirements.

The Law Department also notes that the Report of the Planning Commission (“Report”) provides findings of fact that would support the authorization of this conditional use.

Pursuant to the City Zoning Code, a bill concerning a conditional use is classified as a “legislative authorization.” ZC § 16-101. Legislative authorizations require that certain procedures be followed in the bill’s passage. Specifically, certain notice requirements apply to the introduction of the bill. See ZC § 16-203. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. See ZC §§ 16-301, 16-302 & 16-304. Additional public notice and hearing requirements also apply to the bill. See ZC § 16-402. Finally, certain limitations on the City Council’s ability to amend the bill apply. See ZC § 16-403. Assuming all the procedural requirements are met, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

Jennifer Landis
Assistant Solicitor

cc: David Ralph, Interim City Solicitor
Karen Stokes, Director, Mayor’s Office of Government Relations
Kyron Banks, Mayor’s Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Victor Terval, Chief Solicitor

fav w/ comments

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0061 / Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

CITY of
BALTIMORE
MEMO



TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE:

May 25, 2017

At its regular meeting May 25, 2017, the Planning Commission considered City Council Bill #17-0061, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0061, and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0061 be passed by the City Council.

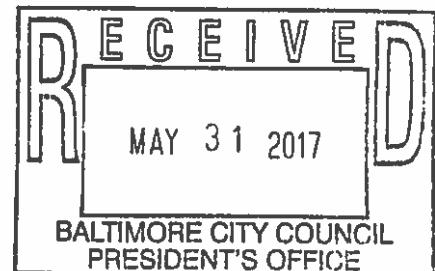
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)

F



cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Mr. Joseph Woolman (for OHI Asset (MD) Baltimore – Pall Mall LLC)



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 25, 2017

REQUEST: City Council Bill #17-0061 – Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilwoman Middleton, at the request of OHI Asset (MD) Baltimore – Pall Mall LLC

OWNER: White Pine Holdings III LLC

SITE/GENERAL AREA

Site Conditions: The property is located on the east side of Pall Mall Road, approximately 140' north of the intersection with Edgcombe Circle. The property measures approximately 84'11" by 137'6", is currently unimproved, and is located in a R-6 General Residence District.

General Area: The property is located in the Parklane neighborhood and is part of the Park Heights Urban Renewal Plan area. The area is predominantly residential, with a mix of single-family housing and multiple-family dwellings. Immediately to the south of this property is the Northwest Health and Rehabilitation Center, which is owned by the petitioner OHI Asset (MD) Baltimore – Pall Mall LLC. The opposite side of Pall Mall Road is primarily row-housing.

HISTORY

The Planning Commission previously recommended approval of use of this property as an open off-street parking area after its consideration of City Council Bill #11-0737, which was enacted as Ordinance #11-521 with the site plan amendment recommended by the Planning Commission. However, this authorization was not acted upon and therefore has lapsed. This bill is expressly for the purpose of receiving anew this authorization subject to the same conditions expressed in Ordinance #11-521.

CONFORMITY TO PLANS

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 6: Retain and Attract Business in Healthcare and Social Assistance. The property, once an open off-street parking area has been re-authorized, is to be conveyed to the Northwest Health and Rehabilitation Center, which would help maintain the viability of the center as both a services provider and an employer.

The proposed action is also consistent with the objectives of the Park Heights Urban Renewal Plan, specifically: eliminating blight and deterioration through clearance and redevelopment (Objective 2.b.), and creating economic opportunities for residents of Park Heights (Objective 2.c.) because it would simultaneously re-use a vacant lot that formerly had an abandoned building on it, and assist in maintaining the viability of the health and rehabilitation center, a local employer in the Urban Renewal Area.

ANALYSIS

Project: The Northwest Health and Rehabilitation Center located at 4601 Pall Mall Road would like to buy this property from the present owner and improve the lot as a parking lot for its staff and visitors' use. The unpaved portion of the site will remain grassed with additional landscaping and trees, and will also be used as an amenity area for residents and visitors.

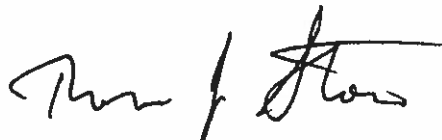
Site Plan Review Committee (SPRC): This project was approved by the SPRC on Aug 31, 2011. The site plan approved for the property would include a 4' high fence and landscaping to buffer the parking lot from the homes across the street, and planting by the purchaser of three street trees on Pall Mall Road. As the lot area is approximately ¼ acre, there will be no stormwater management or forest conservation requirements related to developing the parking lot for the proposed 13 parking spaces. The prospective purchaser will make arrangements with the Parking Authority of Baltimore City for designation of a passenger loading zone near the existing health and rehabilitation center, which is across a 15' wide alley from this property.

Conditional Use: The Zoning Code requires (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Planning staff review of the required considerations of §§ 16-304 and 14-204 of the Zoning Code determined that the proposed use, if constructed in accordance with the site plan approved by the Site Plan Review Committee on August 31, 2011, would meet all of these standards and considerations. As this would be mandated by City Council Bill #17-0061 in its Section 1, staff recommends approval of this bill.

Notification: The Parklane Neighborhood Association and Park Heights Renaissance Inc., and Councilwoman Green Middleton were notified of this action.


A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with a prominent initial "T" and a long, sweeping underline.

Thomas J. Stosur
Director



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: May 17, 2017

SUBJECT: City Council Bill 17-0061
Zoning – Conditional Use Parking, Open Off-Street Area –
4605 Pall Mall Road

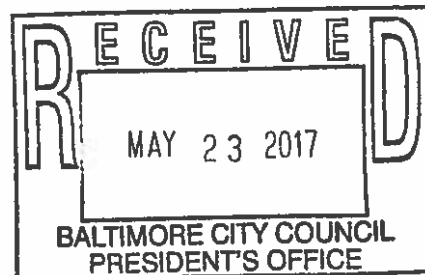
The Baltimore Development Corporation (BDC) has been asked to comment on Council Bill 17-0061, Zoning-Conditional Use Parking, Open Off-Street Area-4603 Pall Mall Road.

The proposed conditional use is necessary to allow for a parking lot in an R-8 Zoning District and will provide off street parking for a local business, while relieving the pressure on neighborhood street parking. BDC supports the proposed City Council Bill 17-0061.

cc: Kyron Banks

sandra.blake/ccbill17/17-0061

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HEARING NOTES

Bill: 17-0061

Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: July 19, 2017
Time (Beginning): 1:10 pm
Time (Ending): 1:15 pm
Location: Clarence "Du" Burns Chamber
Total Attendance: 20

Committee Members in Attendance:
Edward Reisinger Leon Pinkett Mary Pat Clarke
Sharon Green Middleton Ryan Dorsey Eric Costello
Robert Stokes

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Middleton		
Seconded by:	Councilmember Clarke		
Final Vote:	Favorable		

Major Speakers
(This is not an attendance record.)

- Martin French, Department of Planning



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Major Issues Discussed

1. Planning Department very briefly testified in support of the ordinance, giving special emphasis to the required *findings of fact* (articulating the same information contained in the department's submitted written report).
2. All other departments and agencies stood by their submitted written reports.

Further Study

Was further study requested?

Yes No

If yes, describe.

Marshall C. Bell, Committee Staff

MB

Date: July 21, 2017

cc: Bill File
OCS Chrono File

CITY OF BALTIMORE RING ATTENDANCE RECORD

CHAIRPERSON: THE HONORABLE ED REISINGER	
PLACE: Clarence "Du" Burns Chambers	
AREA - 4603 PALL MALL ROAD	CC BILL NUMBER: 17-0061

PRINT	WHAT IS YOUR POSITION ON THIS BILL?		(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY	
	FOR	AGAINST	YES	NO
PLEASE CHECK HERE				
ORGANIZATION NAME	ZIP	EMAIL ADDRESS		
Charles Street 1115 G Street 1705 St. Sparks Dept	21202 71201	Johndoenbmore@yahoo.com jreed@msn.com	✓ ✓	✓ ✓
217			✓	
SNG			✓	

As required by law to register with the City Ethics Board. Registration is a simple process. For information and LEGISLATIVE REFERENCE, 626 City Hall, Baltimore, MD 21202. Tel: 410-396-4730; Fax: 410-396-8483



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward L. Reisinger
Chairman**

PUBLIC HEARING

WEDNESDAY, JULY 19, 2017

1:00 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

City Council Bill #17-0061

***Zoning – Conditional Use Parking, Open Off-Street Area –
4603 Pall Mall Road***

CITY COUNCIL COMMITTEES

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Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Murray

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: D'Paul Nibber

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Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Jennifer Coates

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Staff: Marguerite Murray

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Robert Stokes
Staff: Marshall Bell

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Staff: Marshall Bell

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Jennifer Coates
- Larry Greene (pension only)

CITY OF BALTIMORE

CATHERINE E. POGGE, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0061

Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

Sponsor: Councilmember Middleton

Introduced: April 24, 2017

Purpose:

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

Effective: 30th Day after Enactment

Hearing Date/Time/Location: Wednesday, July 19, 2017/1:00 PM/Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable
Department of Law	Favorable/Comments
Department of Housing and Community Development	Favorable
Board of Municipal and Zoning Appeals	Favorable
Baltimore Development Corporation	Favorable
Department of Transportation	No Objection
Parking Authority of Baltimore City	Not Opposed



Analysis

Current Law

Article – Zoning; Section(s) 4-904(1) and 14-102; Baltimore City Revised Code (Edition 2000)

Background

CC Bill 17-0061, if approved, would permit, 4603 Pall Mall Road. This site is located on the east side of Pall Mall Road, approximately 140' north of the intersection with Edgecombe Circle, and measures approximately 84'11" by 137'6". It is currently unimproved, and is situated in a R-6 General Residence District, in the Parklane neighborhood, of the Park Heights Urban Renewal Plan area.

The Northwest Health and Rehabilitation Center located at 4601 Pall Mall Road would like to buy this property from the present owner and improve the lot as a parking lot for its staff and visitors' use. The Planning Commission previously recommended approval of use of this property as an open off-street parking area after its consideration of City Council Bill #11-0737, however, this authorization was not acted upon and therefore has lapsed.

The proposed action is consistent with the City of Baltimore's Comprehensive Master Plan LIVE EARN PLAY LEARN, Earn Goal 1: Strengthen Identified Growth Sectors, Objective 6: Retain and Attract Business in Healthcare and Social Assistance. It is also consistent with the objectives of the Park Heights Urban Renewal Plan, specifically: eliminating blight and deterioration through clearance and redevelopment, and creating economic opportunities for residents of Park Heights.

Additional Information

Fiscal Note: Not Available

Information Source(s): Planning Department staff report

Analysis by: Marshall Bell
Analysis Date: June 6, 2017

Direct Inquiries to: 410-396-1091

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

Introduced by: Councilmember Middleton

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

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

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.

Council Bill 17-0061

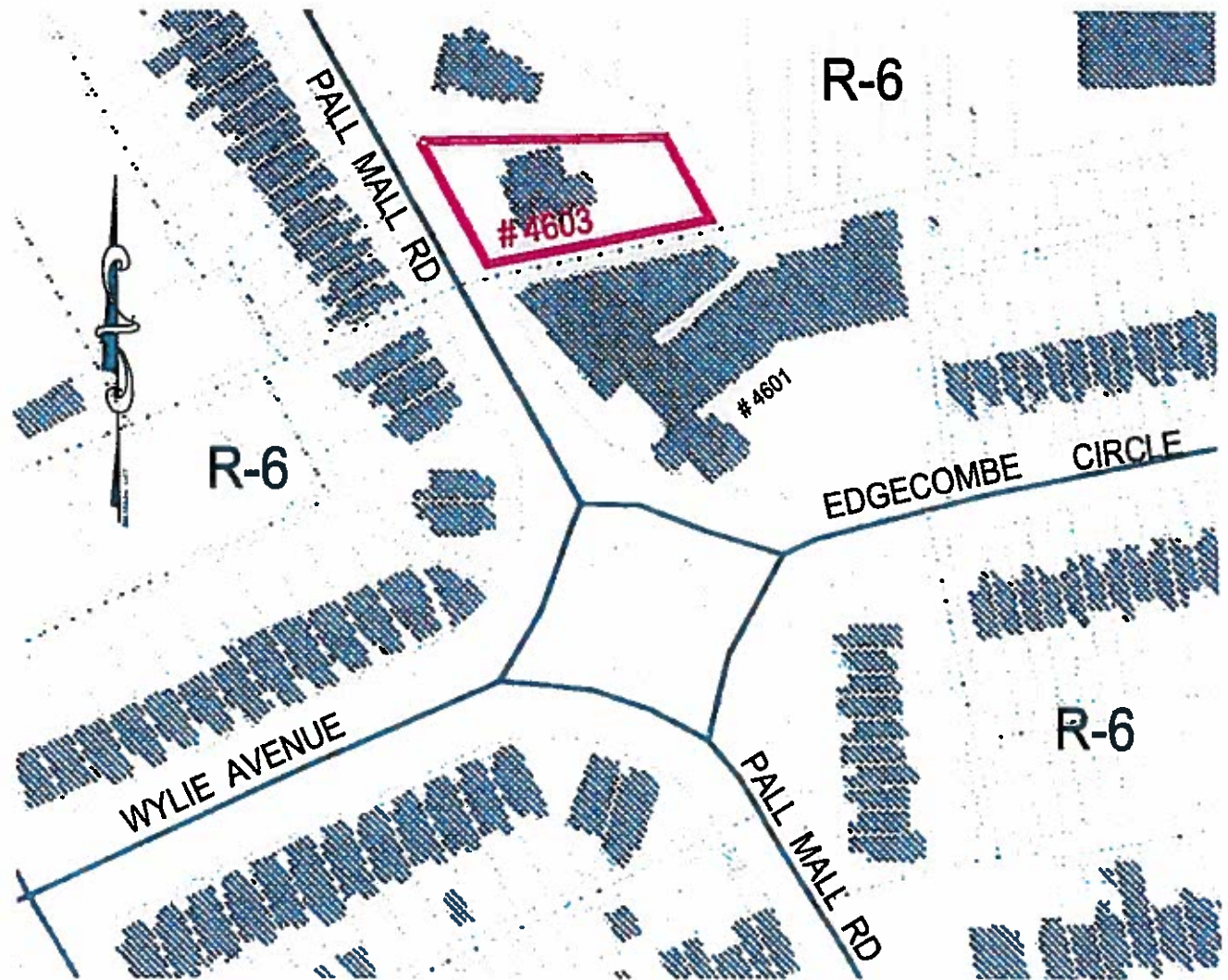
1 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
2 permission is granted for the establishment, maintenance, and operation of a parking, open off-
3 street area on the property known as 4603 Pimlico Road, as outlined in red on the plat
4 accompanying this Ordinance, in 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.

SHEET No. 13 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE.



Scale: 1" = 100'

NOTE:

In Conjunction With Property Known As
4603 PALL MALL ROAD
The Applicant Wishes To Request
The Conditional Use Of The Aforementioned Property As A
PARKING, OPEN OFF-STREET AREA (PARKING LOT),
As Outlined In Red Above.

Ward 27 Section 18 Block 4813B Lot 23

MAYOR

PRESIDENT CITY COUNCIL



SITE LOCATION MAP

Scale: 1" = 1/4 Mile

USE OF ADJACENT ZONING DISTRICTS

ADJACENT ZONING DISTRICTS

GENERAL ZONING DISTRICTS

- CD-1 (COMMERCIAL DISTRICT)
- CD-2 (COMMERCIAL DISTRICT)
- CD-3 (COMMERCIAL DISTRICT)
- CD-4 (COMMERCIAL DISTRICT)
- CD-5 (COMMERCIAL DISTRICT)
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- CD-47 (COMMERCIAL DISTRICT)
- CD-48 (COMMERCIAL DISTRICT)
- CD-49 (COMMERCIAL DISTRICT)
- CD-50 (COMMERCIAL DISTRICT)

SITE PLAN

PROJECT: 4003 FALL MALL ROAD

4003 FALL MALL ROAD

C-151



PROPERTY OWNER: [Name]

DESIGNER: [Name]

DATE: [Date]

17-0061

**LAND USE
AND
TRANSPORTATION
COMMITTEE**

CC#: 17-0061

**AGENCY
REPORTS**



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0061 / Zoning – Conditional Use Parking, Open Off-Street Area – 4603 Pall Mall Road

CITY of
BALTIMORE
MEMO



TO The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: May 25, 2017

At its regular meeting May 25, 2017, the Planning Commission considered City Council Bill #17-0061, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0061, and adopted the following resolution, seven members being present (seven in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest; and
- is in harmony with the purpose and intent of that article;

and further **RESOLVED**, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0061 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: (next page)

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC
Mr. Joseph Woolman (for OHI Asset (MD) Baltimore – Pall Mall LLC)