

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 13-0231**

---

Introduced by: Councilmember Stokes  
At the request of: Mary Harvin Center Limited Partnership  
Address: c/o Zebulon Culver, 2142 Priest Bridge Court, Suite 5, Crofton, Maryland 21114  
Telephone: 1-410-721-7939  
Introduced and read first time: May 13, 2013  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: October 7, 2013

---

**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use Housing for the Elderly – Variance –  
1600 North Chester Street**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the property known as 1600 North Chester Street (Block 1469, Lots 11-22, 24-31A, and 67-75), as outlined in red on the accompanying plat; and granting a variance from a certain yard setback requirement.

BY authority of  
Article - Zoning  
Section(s) 4-1004(2), 6-409(1), ~~and 14-102,~~ 15-101, and 15-203  
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 on the property known as 1600 North Chester Street (Block 1469, Lots 11-22, 24-31A, and 67-75), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-1004(2), 6-409(1), and 14-102, subject to the ~~condition that the~~ following conditions:

1. The approved site plan, as depicted on Sheet L100, “Rendered Site and Landscape Plan”, dated July 31, 2013, is attached to and made part of this Ordinance.

2. The housing for the elderly ~~complies~~ must comply 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 and 15-203, the City Council grants a variance from the rear yard setback requirement of 30 feet to 5.5 feet.

**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 13-0231**

1        **SECTION 2 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
8 the Zoning Administrator.

9        **SECTION 3 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup>  
10 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