

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 14-0378

Introduced by: Councilmember Stokes
At the request of: Mary Harvin Center Limited Partnership
Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South
Charles Street, Suite 2115, Baltimore, Maryland 21201
Telephone: 410-727-6600
Introduced and read first time: May 12, 2014
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: July 17, 2014

AN ORDINANCE CONCERNING

Zoning – Conditional Use – Amending Ordinance 13-176

FOR the purpose of amending Ordinance 13-176 ~~to amend the site plan attached to and made part of that Ordinance,~~ which permitted 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); ~~permitting modification of the site plan by approval of the Planning Commission; and modifying,~~ to modify the variance granted by Ordinance 13-176 for a certain yard setback requirement.

BY repealing and reordaining, with amendments
Ordinance 13-176
Section(s) ~~1 and~~ 2

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Ordinance 13-0176

~~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 following conditions:~~

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. The approved site plan, as depicted on Sheet [L100, “Rendered Site and Landscape Plan”, dated July 31, 2013] C101, “PLOT PLAN”, DATED APRIL 26, 2014, is attached to and made part of this Ordinance.~~

~~2. ANY FUTURE AMENDMENT TO THE SITE PLAN IS SUBJECT TO PLANNING COMMISSION APPROVAL.~~

~~3. [2.] The housing for the elderly 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] 29 25 feet.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th 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