

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 23-0371**

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Introduced by: Councilmember Conway  
At the request of: Brightview Senior Living Development, LLC  
Address: c/o Caroline L. Hecker, Esq.  
Rosenberg Martin Greenberg, LLP  
25 S. Charles Street, Suite 21<sup>st</sup> Floor  
Baltimore, Maryland 21201  
Telephone: 410-727-6600

Introduced and read first time: April 3, 2023

Assigned to: Economic and Community Development Committee

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Committee Report: Favorable, with Amendments

Council action: Adopted

Read second time: June 26, 2023

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**AN ORDINANCE CONCERNING**

**Zoning – Conditional Use – Residential-Care Facility (Age-Restricted) –  
201 Homeland Avenue and a Portion of Block 5027, Lot 003**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the accompanying plat; providing for a certain contingency; providing for a special effective date.

BY authority of  
Article - Zoning  
Sections 5-201(a), 5-508, 14-334, and Table 12-501  
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 a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 14-334, subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

**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       **SECTION 2. 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. AND BE IT FURTHER ORDAINED**, That the authority granted pursuant to this  
10 Ordinance is specific to Brightview Senior Living Development, LLC, and its successors and  
11 assigns.

12       **SECTION 4. AND BE IT FURTHER ORDAINED**, That the final development plans for the  
13 residential-care facility authorized by this Ordinance must be approved by the Planning  
14 Commission.

15       **SECTION 5. 4. AND BE IT FURTHER ORDAINED**, That this Ordinance is contingent upon the  
16 passage by the Mayor and City Council of an Ordinance permitting residential-care facilities  
17 (age-restricted) in the EC-2 Zoning District as a conditional use requiring approval by Ordinance  
18 of the Mayor and City Council.

19       **SECTION 6. 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date  
20 it is enacted.

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Certified as duly passed this 17 day of July, 2023



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President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 17 day of July, 2023



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Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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Mayor, Baltimore City