

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 12-0030

Introduced by: Councilmember Mosby
At the request of: Jobs, Housing and Recovery
Address: c/o Linda R. Boyer, Executive Director, 2113 East Oliver Street, Baltimore,
Maryland 21213
Telephone: 410-522-2232
Introduced and read first time: February 6, 2012
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: July 16, 2012

AN ORDINANCE CONCERNING

Zoning – Conditional Use – Amending Ordinance 97-208

FOR the purpose of amending ~~the maximum bed capacity~~ and adding certain conditions for the nonprofit home and transitional housing facility for the care and custody of homeless persons on the property known as 3500-3502 Clifton Avenue; granting a variance from off-street parking requirements; ~~adding a certain condition~~, and correcting and conforming certain references.

BY authority of
Article - Zoning
Section(s) 4-1004(3), and 14-102, 15-101, and 15-208
Baltimore City Revised Code
(Edition 2000)

BY repealing and reordaining with amendments
Ordinance 97-208
~~Section(s) 1~~

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

Ordinance 97-208

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 nonprofit home and transitional housing facility for the care and custody of homeless persons on the property known as 3500-3502 Clifton Avenue, as outlined

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 in red on the plat accompanying this Ordinance, in accordance with [Article 30, §§
2 4.7-1d-3 and 11.0-6d] ZONING CODE §§ 4-1004(3) and 14-102 of the Baltimore
3 City Code, subject to the following conditions:

- 4 1. the maximum capacity for residents in the facility is limited to [28] 58
5 62 clients and 2 resident managers;
- 6 ~~2. a maximum of 4,144 square feet of the facility may be used for support program~~
7 ~~service space;~~
- 8 2. LOTS 1, 3, AND 4 OF BLOCK 2810 ARE TO BE CONSOLIDATED. THIS
9 CONDITIONAL USE DOES NOT APPLY TO 3504 AND 3506 CLIFTON
10 AVENUE UNTIL SUCH TIME AS THOSE PROPERTIES ARE CONSOLIDATED
11 INTO 3500-3502 CLIFTON AVENUE.
- 12 3. the existing garage may be used for storage or other accessory uses;
- 13 4. [The] THE facility must provide 6 off-street parking spaces, of which 2
14 spaces must be reserved for handicapped use;
- 15 ~~5. site plans and elevations are subject to Planning Department approval; [and]~~
- 16 5. THE SITE PLAN MUST COMPLY WITH THE REQUIREMENTS OF THE SITE
17 PLAN REVIEW COMMITTEE, AND THE ELEVATIONS MUST BE APPROVED BY
18 THE DEPARTMENT OF PLANNING.
- 19 6. THERE MAY BE NO MORE THAN 2 PERSONS PER SLEEPING ROOM; AND
- 20 7. [6.] the home must comply with all applicable federal, state, and local licensing
21 and certification requirements.

22 SECTION 2. AND BE IT FURTHER ORDAINED, THAT PURSUANT TO THE AUTHORITY
23 GRANTED BY TITLE 15 OF THE ZONING CODE OF BALTIMORE CITY AND,
24 SPECIFICALLY, BY §§ 15-101 AND 15-208, THE CITY COUNCIL GRANTS A VARIANCE
25 FROM THE REQUIREMENT OF 15 VEHICLE PARKING SPACES TO 6 VEHICLE PARKING
26 SPACES.

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

36 SECTION 3 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on
37 the 30th day after the date it is enacted.

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