

**CITY OF BALTIMORE
COUNCIL BILL 22-0323
(First Reader)**

Introduced by: Councilmember Ramos
At the request of: Wonder Dog Enterprises, LLC
Address: c/o David Wells
3601 Elm Ave., Baltimore, Maryland 21211
Telephone: (410) 387-9583

Introduced and read first time: December 5, 2022

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Planning Commission, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking Lot –**
3 **3618 and 3620 Elm Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of an open off-street parking area on the properties known as 3618 Elm Avenue
6 (Block 3538, Lot 038) and 3620 Elm Avenue (Block 3538, Lot 037), as outlined in red on the
7 accompanying plat; and providing for a special effective date.

8 BY authority of
9 Article - Zoning
10 Sections 5-201(a) and Table 9-301 (R-6)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the establishment, maintenance, and operation of an open off-street
15 parking area on the properties known as 3618 Elm Avenue (Block 3538, Lot 038) and 3620 Elm
16 Avenue (Block 3538, Lot 037), as outlined in red on the plat accompanying this Ordinance, in
17 accordance with Baltimore City Zoning Code §§ 5-201(a) and Table 9-301 (R-6), subject to the
18 following conditions listed below.

- 19 1. The proposed parking lot must be approved by the Site Plan Review Committee.
- 20 2. The parking lot must comply with the requirements of the Landscape Manual.
- 21 3. The parking lot must comply with all applicable federal, state, and local licensing and
22 certification requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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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 this Ordinance takes effect on date it is
10 enacted.