

Introduced by: Councilmember Clarke

At the request of: Roland Park Place, Inc.

Address: c/o Terry Snyder, Roland Park Place, 830 West 40th Street, Baltimore, Maryland
21211

Telephone: 410-243-6783

Prepared by: ~~Department of Legislative Reference~~ **Date:** March 19, 2018

Referred to: **LAND USE AND TRANSPORTATION** Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18 - 0210

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – Conditional Use – Amending Ordinance 16-469

FOR the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

BY repealing and reordaining, with amendments

Ordinance 16-469

Section(s) 2

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

Baltimore City Public School System

Baltimore Development Corporation

City Solicitor

Comptroller's Office

Department of Audits

Department of Finance

Department of General Services

Department of Housing and Community Development

Department of Human Resources

Department of Planning

Other:

Other:

Other:

Department of Public Works

Department of Real Estate

Department of Recreation and Parks

Department of Transportation

Fire Department

Health Department

Mayor's Office of Employment Development

Mayor's Office of Human Services

Mayor's Office of Information Technology

Office of the Mayor

Police Department

Other:

Other:

Board of Estimates

Board of Ethics

Board of Municipal and Zoning Appeals

Comm. for Historical and Architectural Preservation

Commission on Sustainability

Employees' Retirement System

Other:

Other:

Other:

Environmental Control Board

Fire & Police Employees' Retirement System

Labor Commissioner

Parking Authority Board

Planning Commission

Wage Commission

Other:

Other:

Other:

CITY OF BALTIMORE
ORDINANCE 18-170
Council Bill 18-0210

Introduced by: Councilmember Clarke

At the request of: Roland Park Place, Inc.

Address: c/o Terry Snyder, Roland Park Place, 830 West 40th Street, Baltimore, Maryland
21211

Telephone: 410-243-6783

Introduced and read first time: March 26, 2018

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable

Council action: Adopted

Read second time: July 9, 2018

AN ORDINANCE CONCERNING

Zoning – Conditional Use – Amending Ordinance 16-469

FOR the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

BY repealing and reordaining, with amendments
Ordinance 16-469
Section(s) 2

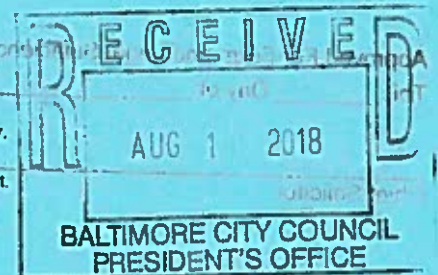
SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Ordinance 16-469

SECTION 2. AND BE IT FURTHER ORDAINED, That the permission granted by this Ordinance applies through [April 19, 2018] APRIL 19, 2020; and, after that date with no further action by the Mayor and City Council, this permission will be abrogated and of no further effect.

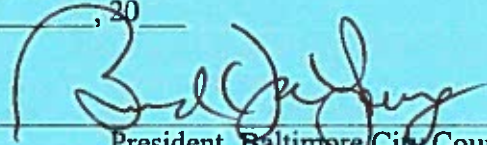
SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on April 19, 2018.

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 18-0210

Certified as duly passed this _____ day of AUG 06 2018, 20____



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of AUG 06 2018



Chief Clerk

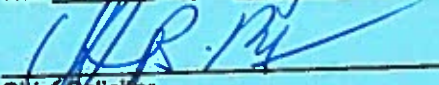
Approved this 10 day of August, 2018



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 8th Day of August 2018



Chief Solicitor

Introduced by: Councilmember Clarke
At the request of: Roland Park Place, Inc.
Address: c/o Terry Snyder, Roland Park Place, 830 West 40th Street, Baltimore, Maryland
21211
Telephone: 410-243-6783
Introduced and read first time: March 26, 2018
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: July 9, 2018

Zoning – Conditional Use – Amending Ordinance 16-469

BY repealing and reordaining, with amendments
Ordinance 16-469
Section(s) 2

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

SECTION 2. AND BE IT FURTHER ORDAINED, That the permission granted by this Ordinance applies through [April 19, 2018] APRIL 19, 2020; and, after that date with no further action by the Mayor and City Council, this permission will be abrogated and of no further effect.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on April 19, 2018.

dlr18-0552-3rd/09Jul18
ordarnr/cb18-0210-3rd/pbr

Council Bill 18-0210

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

**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION
VOTING RECORD**

DATE: June 27, 2018

BILL#: 18-0210

BILL TITLE: Zoning - Conditional Use - Amending Ordinance 16-469

MOTION BY: Clarke SECONDED BY: Stokes

☒ FAVORABLE

☐ FAVORABLE WITH AMENDMENTS

☐ UNFAVORABLE

☐ WITHOUT RECOMMENDATION

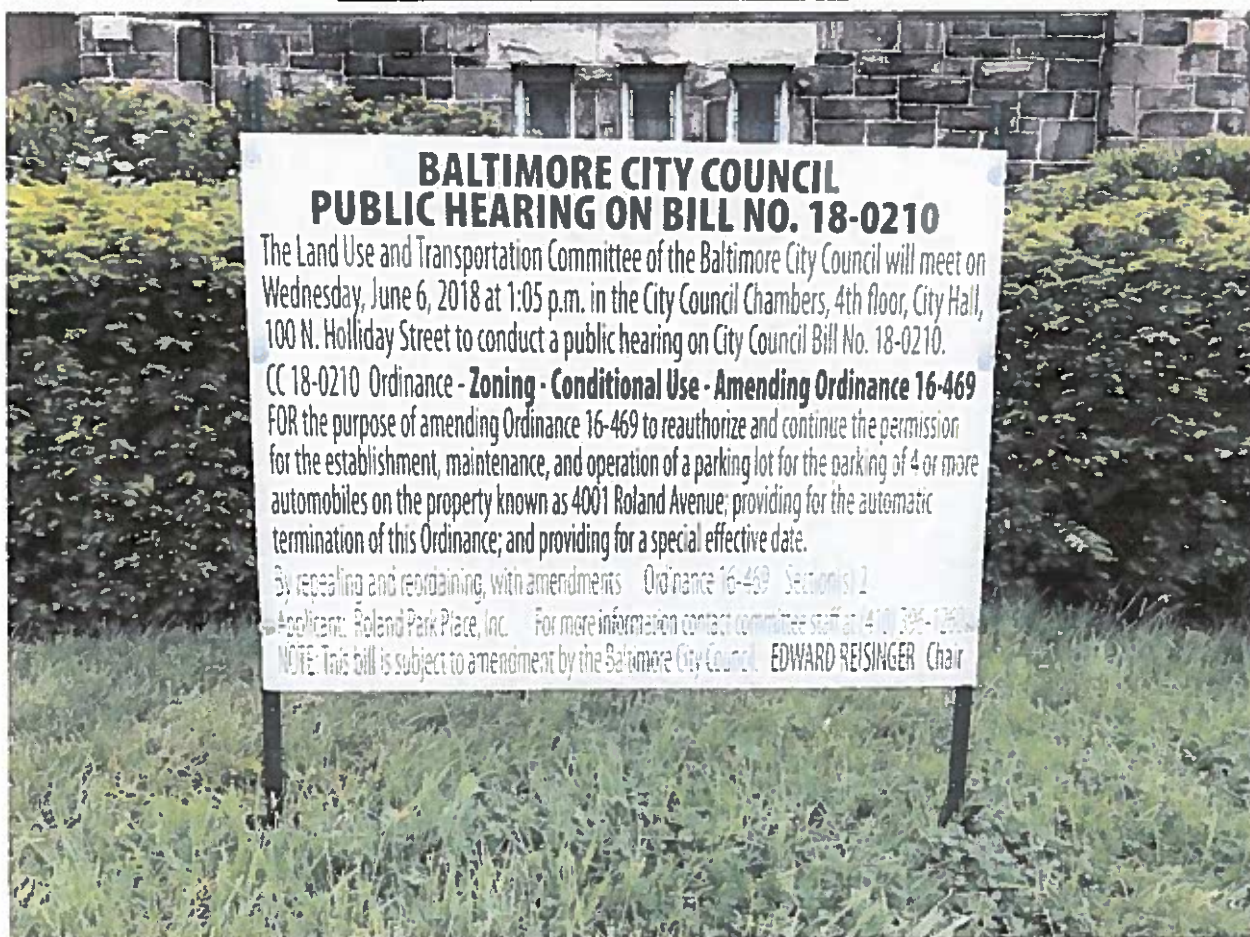
NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	7			

CHAIRPERSON: Edward L. Reisinger

COMMITTEE STAFF: Jennifer L. Coates

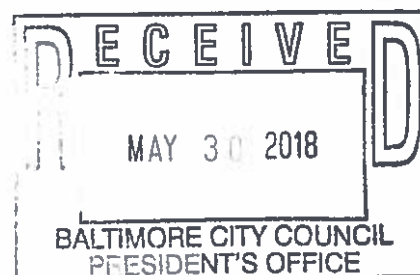
Initials: JLC

Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.: 18-0210



Today's Date: May 14, 2018

(Place a picture of the posted sign in the picture box below.)



- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202



Address: 4001 Roland Avenue

Date Posted: May 14, 2018

Name: Martin ogle

Address: 9912 Maidbrook Rd. Parkville Md. 21234

Telephone: 443-629-3411

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

REVISED: 5/1/2018

TO: Roland Park Place, Inc.; c/o Caroline Hecker, Esquire

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee, Baltimore City Council

Date: May 1, 2018

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND VARIANCES

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 18-0210

Date: Wednesday, June 6, 2018

Time: 1:05 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

Article 32. Zoning § 5-602 – Major variances: Conditional uses.

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising from accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers.



Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

<i>Sign Posting Deadline:</i>	<i>May 16, 2018</i>
<i>Certificate of Posting Due:</i>	<i>June 1, 2018</i>

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov.

ATTACHMENT A - REVISED

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY **BY WEDNESDAY, MAY 16, 2018**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0210**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 6, 2018 at 1:05 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0210

CC 18-0210 ORDINANCE - Zoning - Conditional Use - Amending Ordinance 16-469

For the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

By repealing and reordaining, with amendments
Ordinance 16-469
Section(s) 2

Applicant: Roland Park Place, Inc.

For more information contact committee staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS SIGN POSTING TO:

Ms. Caroline L. Hecker, Esquire
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #18-0210 / ZONING – CONDITIONAL USE – AMENDING ORDINANCE 16-469

CITY of
BALTIMORE

MEMO



DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

April 20, 2018

At its regular meeting of April 19, 2018, the Planning Commission considered City Council Bill #18-0210, for the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

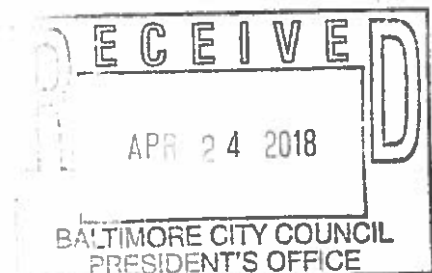
In its consideration of this Bill, the Planning Commission reviewed the previous staff report, and previous Planning Commission recommendations for approval, recommended approval of City Council Bill #18-0210, and adopted the following resolution; nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0210 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/ewt

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyrion Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
The Honorable Mary Pat Clarke, 14th District
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Katelyn McCauley, DOT
Ms. Natawna Austin, Council Services



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

June 5, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

RE: CC Bill #18-0210: Zoning – Conditional Use – Amending Ordinance
16-469

Ladies and Gentlemen:

City Council Bill No. 18-0210 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

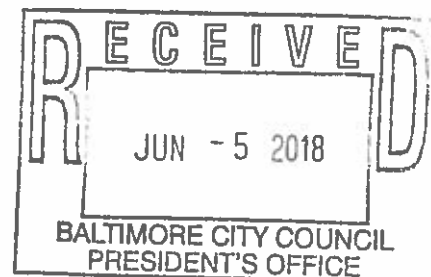
The purpose of City Council Bill No. 18-0210 is to authorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property know as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

The BMZA has reviewed the legislation and defers to the recommendation of the Planning Department recommending approval of CC Bill. 18-210.


Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



F R PC

F R O M	NAME & TITLE	Michelle Pourciau, Director <i>MP</i>	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0210		

TO: Mayor Catherine E. Pugh

DATE: April 23, 2018

TO: Respective City Council Land Use and Transportation Committee

FROM: Department of Transportation

POSITION: Support

RE: City Council Bill 18-0210 - Zoning - Conditional Use - Amending Ordinance 16-469

INTRODUCTION – Zoning - Conditional Use - Amending Ordinance 16-469 For the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

PURPOSE/PLANS – The proposed legislation, as written, is to reauthorize and continue permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more vehicles at 4001 Roland Avenue.

AGENCY/DEPARTMENT POSITION –

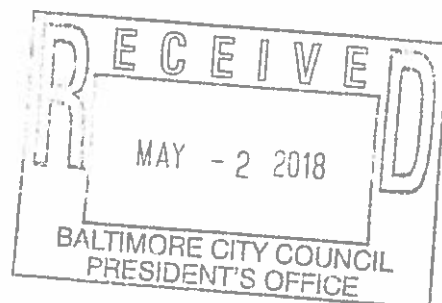
The Department of Transportation **supports** City Council Bill 18-0210, and respectfully requests a favorable report.

If you have any questions, please do not hesitate to contact Katelyn McCauley at Katelyn.McCauley@baltimorecity.gov, (443) 677-9391.

Sincerely,

Michelle Pourciau

Michelle Pourciau
Director



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

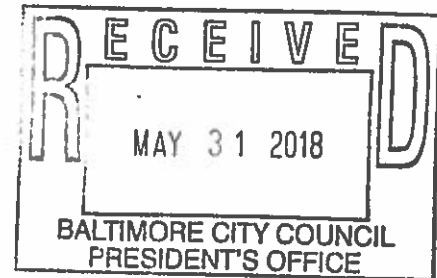


DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

May 31, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 18-0210 – Zoning – Conditional Use – Amending
Ordinance 16-469

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0210 for form and legal sufficiency. The bill amends Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue. It also provides for the automatic termination of this Ordinance and for a special effective date.

Ordinance 14-206 was enacted on March 19, 2014, and became effective on April 19, 2014. It authorized the establishment of an open-off street parking area at 4001 Roland Avenue, with an automatic termination of this use on April 19, 2016, two years after it became effective. It was then reauthorized until April 19, 2018. This bill would extend that permission until April 19, 2020.

The report of the Planning Commission prepared for Ordinance 14-206 provided findings of fact to support the authorization of this conditional use.

The intent of the City Council is to make the effective date retroactive, to cure an inadvertent lapse between the date of 16-469 and this amendment. Maryland courts uphold retroactive effect of a statute when the legislature intends to cure an inadvertent defect, had the authority to enact the law at the time of the defect, and when retroactive application does not interfere with vested rights. *Waters v. Montgomery Co.*, 337 Md. 15, 28-29 (1994). CCB 18-210 satisfies this test and can be applied retroactively.

Pursuant to the City Zoning Code, a bill concerning a conditional use is classified as a "legislative authorization." ZC § 5-501(2)(ii). Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the introduction of the bill and it must be referred to certain City agencies, which are obligated to

Fav w/ comments



review the bill in a specified manner. *See* ZC §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* ZC § 5-507. Assuming all the procedural requirements are met, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ashlea Brown', with a long horizontal flourish extending to the right.

Ashlea Brown
Assistant Solicitor

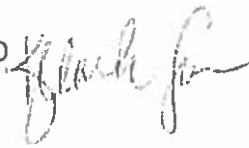
cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Victor Tervala, Chief Solicitor



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: April 19, 2018

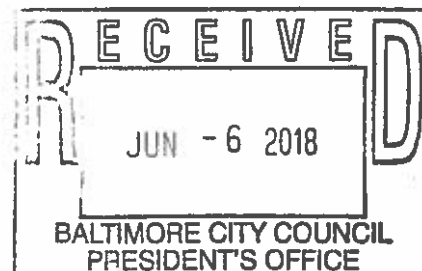
SUBJECT: City Council Bill No. 18-0210
Zoning-Conditional Use Amending Ordinance 16-469

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0210, amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

The permission granted by the Ordinance applies for two (2) years from the date that the Ordinance becomes effective through April 19, 2020. After that date, with no further action by the Mayor and City Council, this permission will be abrogated and of no further effect.

BDC has no objection to Bill No. 18-0210.

cc: Kyron Banks



*NO
obj*

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: June 5, 2018

Re: City Council Bill 18-0210 - Zoning – Conditional Use – Amending Ordinance 16-469

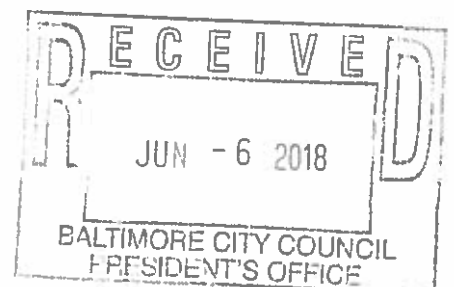
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0210, for the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

If enacted, this bill would reauthorize the approval to establish, maintain and operate a temporary off-street parking lot in the rear of 4001 Roland Avenue to accommodate visitor and staff parking on property owned by Roland Park Place.

The Department of Housing and Community Development supports the passage of City Council Bill 18-0210.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



BALTIMORE CITY COUNCIL



MARY PAT CLARKE
14th District

City Hall, Room 550
100 N. Holliday St.
Baltimore, Md 21202
410-396-4814
410-545-7585 fax
marypat.clarke@baltimorecity.gov

June 6, 2018

Dear Chairman Edward Reisinger, Vice Chair Sharon Middleton; and Members Eric Costello, Ryan Dorsey, Leon Pinkett, Robert Stokes, Land Use & Transportation Committee:

I request your support and apologize that I must be absent for today's hearing on City Council Bill 18-0210 Zoning- Conditional Use Amending Ordinance 16-4691. My Legislative Director Stephanie Murdock will represent me at this hearing.

Roland Park Place is a unique and esteemed continuing care community located across from The Rotunda shopping center in the 700 block of West 40th Street. This retirement community is in the midst of expanding to provide more amenities and additional units for its residents.

In a neighborhood already hard-pressed for curbside and offstreet parking, we are seeking to temporarily extend an adjacent parking lot owned by Roland Park Place for the use of construction workers associated with this expansion, as approved by City Council's previous enactment of detailed amendments to the Roland Park Place PUD.

I ask your support so this expansion may proceed and conclude without undue parking impact on current staff, residents, and neighbors of Roland Park Place. Thanks for your consideration.

Sincerely yours,

cc: Terry Snyder, Roland Park Place President; Caroline Hecker; Stephanie Murdock

Cioty Council Bill 18-0210 RPP Temporary Parking Extension.doc

received
6/6/18 JLC



hcv1234

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, June 27, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

Voting Session: 18-0210

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR VOTING SESSIONS

18-0210

Zoning - Conditional Use - Amending Ordinance 16-469

For the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

Sponsors: Mary Pat Clarke

A motion was made by Member Clarke, seconded by Member Stokes, Sr., that the bill be recommended favorably. The motion carried by the following vote:

Yes: 7 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

ADJOURNMENT

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, June 27, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

Voting Session: 18-0210

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR VOTING SESSIONS

18-0210

Zoning - Conditional Use - Amending Ordinance 16-469

For the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

Sponsors:

Mary Pat Clarke

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, June 6, 2018

1:05 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0210

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 4 - Member Edward Reisinger, Member Eric T. Costello, Member Ryan Dorsey, and Member Robert Stokes Sr.
- Absent** 3 - Member Sharon Green Middleton, Member Mary Pat Clarke, and Member Leon F. Pinkett III

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0210

Zoning - Conditional Use - Amending Ordinance 16-469

For the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

Sponsors: Mary Pat Clarke

THIS MEETING WAS RECESSED.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0210

Zoning - Conditional Use - Amending Ordinance 16-469

Committee: Land Use and Transportation

Chaired By: Councilmember Edward Reisinger

Hearing Date: June 6, 2018

Time (Beginning): 1:25 PM

Time (Ending): 1:32 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~15

Committee Members in Attendance:

Reisinger, Edward, Chairman

Costello, Eric

Dorsey, Ryan

Stokes, Robert

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read/confirmed?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember *		
Seconded by	Councilmember *		
Final Vote:			



Major Speakers
(This is not an attendance record.)

- Mr. Martin French, Planning Department
 - Ms. Ashlea Brown, Law Department
 - Mr. David Framm, Department of Transportation
 - Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
 - Ms. Sharon DaBoin, Department of Housing and Community Development
 - Mr. Gaylord Dutton, Baltimore Development Corporation
-

Major Issues Discussed

1. Councilman Reisinger read the bill's number, title and purpose. He also read a letter of support, into the record from the sponsor, Councilmember Clarke. The letter provided background information about the property owner and the Roland Park community. According to the letter, Roland Park Place is seeking to temporarily extend an adjacent parking lot for the use of construction workers associated with the expansion of its retirement facility. The approval will help Roland Park Place proceed with construction without undue parking impact on current staff, residents, and neighbors of Roland Park Place.
 2. Mr. Martin French testified that the Planning Commission voted to recommend approval of the bill. The Planning Commission noted that the approval met certain requirement standards outlined in the Zoning Code.
 3. Mr. Derek Baumgardner testified that the Board of Municipal Zoning Appeals is in favor of the bill.
 4. Mr. David Framm testified that the Department of Transportation is in support of the bill.
 5. Ms. Ashlea Brown testified that the Law Department has no objection to the bill.
 6. Ms. Sharon DaBoin testified that the Department of Housing and Community Development is in support of the bill.
 7. Mr. Gaylord Dutton testified that Baltimore Development Corporation has no objection to passage of the bill.
 8. The meeting was recessed.
-

Further Study

Was further study requested?

☐ Yes ☒ No

If yes, describe.

Committee Vote:

Reisinger, Edward, Chairman.....

Middleton, Sharon, Vice Chair.....
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert:.....

Jennifer L. Coates, Committee Staff



Date: June 6, 2018

cc: Bill File
OCS Chrono File

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

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Sponsors:

Mary Pat Clarke

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, June 6, 2018

1:05 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0210

Zoning - Conditional Use - Amending Ordinance 16-469

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (*pension only*)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0210

Zoning - Conditional Use - Amending Ordinance 16-469

Sponsor: Councilmember Clarke

Introduced: March 26, 2018

Purpose:

For the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

Effective: April 19, 2018

Hearing Date/Time/Location: June 6, 2018 /1:05 p.m./Clarence "Du" Burns Chambers

Agency Reports

Department of Law

Board of Municipal and Zoning Appeals

Planning Commission

Department of Transportation

Department of Housing and Community Development

Baltimore Development Corporation

Favorable

Favorable



Analysis

Current Law

Ordinance 16-469; Section(s) 2

Background

CC Bill 18-0210, if approved, would amend Ordinance 16-649 (formerly Bill 16-0625) to reauthorize and continue the permission granted for the establishment, maintenance, and operation of a parking lot known as 4001 Roland Avenue. Roland Park Place, Inc., the owner, intends to provide additional temporary parking for Roland Park Place, a retirement community adjacent to the property. The property is zoned R-5 and is located in the Roland Park neighborhood.

Initially, Roland Park Place, Inc. requested that Bill 13-0269/Ordinance 14-206 be introduced to authorize the establishment of a conditional use, open-off street parking area at 4001 Roland Avenue for the parking of 4 or more automobiles. The original site plan showed eighteen parking spaces provided in the rear yard, accessed from the alley off of 40th Street. The parking lot would be screened.

The bill was introduced as a result of coordination with the surrounding community. The bill specifically specified that the authorization for the parking lot would be effective for two years from the date the ordinance became effective, and would then automatically terminate.

The Mayor and City Council passed Bill 13-0269/Ordinance 14-206 and permission was granted for two years. The bill became effective on April 19, 2014. The original authorization was to terminate on April 19, 2016, but Roland Park Place had introduced Bill 16-0625/Ordinance 16-649 to extend the termination date. Bill 16-0625 passed and the authorization was extended until April 19, 2018. The authorization recently terminated. Below is a table showing a history of legislative actions for the open off-street parking lot.

Ordinance	Bill No.	Introduction Date	Signed by the Mayor	Effective Date	Termination Date
14-206	13-0269	10/7/2013	3/19/2014	4/19/2014	4/19/2016
16-649	16-0625	2/22/2016	5/2/2016	4/19/2016	4/19/2018

According to Article 32 – Zoning, parking lots in the R-5 Zoning District are conditional use by ordinance (CO).

TABLE 9-301: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

Uses	Districts						Use Standards
	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>	
OTHER							
....							
Parking Lot (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
....							

Use standards for a parking lot are outlined in Article 32, §14-331 and are as follows:

§ 14-331. Parking garages (principal use) and parking lots.

(a) *Parking garages (principal use).*

- (1) Parking garages (principal use) in the C-1, C-1-E, C-1-VC, C-2, C-3, C-5, and TOD Districts must include active ground-floor uses, whether residential or non-residential uses, along at least 50% of the ground floor when adjoining a street, other than an alley.
- (2) In all other districts, if a parking garage does not include active ground floor uses along at least 50% of the ground floor, the ground floor must be screened from public view in accordance with the requirements of the Baltimore City Landscape Manual.

(b) *Parking lots.*

- (1) A parking lot may be used solely for the parking of motor vehicles and may not be used as an off-street loading area.
- (2) No motor vehicle repair or service of any kind may be conducted in any parking lot.
- (3) No signs of any kind, other than identification signs and signs designating entrances, exits, and conditions of use, may be maintained on any off-street parking lot.
- (4) No buildings other than those for shelter of attendants may be erected in a parking lot. The allowable shelters may not exceed 10 feet in height or 200 square feet in area.
- (5) The parking lot must be screened from public view in accordance with the requirements of the Baltimore City Landscape Manual.
- (6) The parking lot must be kept free from refuse and debris.

(Ord. 16-581; Ord. 17-015.)

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates
Analysis Date: May 30, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 18-0210
(First Reader)**

Introduced by: Councilmember Clarke

At the request of: Roland Park Place, Inc.

Address: c/o Terry Snyder, Roland Park Place, 830 West 40th Street, Baltimore, Maryland
21211

Telephone: 410-243-6783

Introduced and read first time: March 26, 2018

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – Conditional Use – Amending Ordinance 16-469

FOR the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

BY repealing and reordaining, with amendments
Ordinance 16-469
Section(s) 2

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

Ordinance 16-469

SECTION 2. AND BE IT FURTHER ORDAINED, That the permission granted by this Ordinance applies through [April 19, 2018] APRIL 19, 2020; and, after that date with no further action by the Mayor and City Council, this permission will be abrogated and of no further effect.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on April 19, 2018.

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

LAND USE AND TRANSPORTATION COMMITTEE

BILL 18-0210

AGENCY REPORTS

Planning Commission	Favorable
Board of Municipal Zoning Appeals	
Department of Transportation	Favorable
Department of Law	
Department of Housing and Community Development	
Baltimore Development Corporation	

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Roland Park Place, Inc.; c/o Caroline Hecker, Esquire

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee,
Baltimore City Council

Date: May 1, 2018

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – CONDITIONAL USE AND
VARIANCES

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 18-0210

Date: Wednesday, June 6, 2018

Time: 1:05 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

Article 32. Zoning § 5-602 – Major variances: Conditional uses.

For helpful information about the public notice requirements under Article 32 - Zoning (*pages 129 – 130*) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising from your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers.



Wording for the Sign to be Posted

The information that must be posted on a sign, at least 21 days before the public hearing, appears between the double lines on the attached page (*see Attachment A*). The deadline date is indicated in **BOLD** characters at the top of Attachment A. Instructions for posting the sign can be found in Article 32. Zoning § 5-602 – Major variances: Conditional uses

Certification of Postings

Certification of the sign posting (*see example on Attachment C*), in duplicate, must be received four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

Sign Posting Deadline:	May 16, 2018
Certificate of Posting Due:	June 1, 2018

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov

ATTACHMENT A

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY **BY WEDNESDAY, MAY 16, 2018**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

BALTIMORE CITY COUNCIL

PUBLIC HEARING ON BILL NO. 18-0210

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, June 6, 2018 at 1:05 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0210

CC 18-0210 ORDINANCE – Zoning - Conditional Use - Amending Ordinance 16-469

For the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

By repealing and reordaining, with amendments
Ordinance 16-469
Section(s) 2

Applicant: Roland Park Place, Inc.

For more information contact committee staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS SIGN POSTING TO:

Ms. Caroline L. Hecker, Esquire
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

ATTACHMENT B

**ZONING
SUBTITLE 6 – NOTICES**

ARTICLE 32, § 5-602

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

§ 5-602. Major variances; Conditional uses.

(a) *Hearing required.*

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

(b) *Notice of hearing required.*

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

(c) *Contents of notice.*

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

(d) *Number and manner of posted notices.*

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;

(iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and

(iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) *Timing of notice.*

The posted notice must be:

(1) posted at least 21 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

(Ord. 16-581; Ord. 17-015.)



**CITY OF BALTIMORE
COUNCIL BILL 18-0210
(First Reader)**

Introduced by: Councilmember Clarke

At the request of: Roland Park Place, Inc.

Address: c/o Terry Snyder, Roland Park Place, 830 West 40th Street, Baltimore, Maryland
21211

Telephone: 410-243-6783

Introduced and read first time: March 26, 2018

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use – Amending Ordinance 16-469**

3 FOR the purpose of amending Ordinance 16-469 to reauthorize and continue the permission for
4 the establishment, maintenance, and operation of a parking lot for the parking of 4 or more
5 automobiles on the property known as 4001 Roland Avenue; providing for the automatic
6 termination of this Ordinance; and providing for a special effective date.

7 BY repealing and reordaining, with amendments
8 Ordinance 16-469
9 Section(s) 2

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

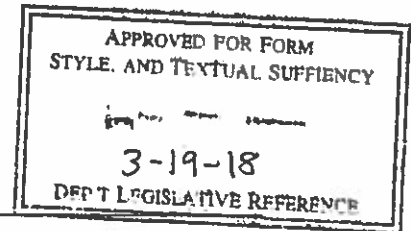
12 **Ordinance 16-469**

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the permission
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15 2020; and, after that date with no further action by the Mayor and City
16 Council, this permission will be abrogated and of no further effect.

17 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on April 19,
18 2018.

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL 18-0210



Introduced by: Councilmember Clarke
At the request of: Roland Park Place, Inc.
Address: c/o Terry Snyder, Roland Park Place, 830 West 40th Street, Baltimore, Maryland
21211
Telephone: 410-243-6783

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – Conditional Use – Amending Ordinance 16-469

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SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on April 19, 2018.

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

4001 Roland Avenue, Baltimore, MD 21211

1. Applicant's name, address and telephone number: Roland Park Place, Inc. c/o Caroline L. Hecker, Esq., Rosenberg Martin Greenberg, LLP, 25 S. Charles Street, 21st Floor, (410) 727-6600
2. All proposed changes for the property: Conditional use of 4001 Roland Avenue for temporary off-street parking
3. All intended use of the property: To establish a temporary off-street parking lot in the rear of 4001 Roland Avenue to accommodate visitor and staff parking on Roland Park Place-owned property.
4. Current owner's name, address, and telephone number: Roland Park Place, Inc., 830 W. 40th Street, Baltimore, MD 21211; Tel.: (410) 243-6784
5. The property was acquired by the current owner by deed recorded in the Land Records of Baltimore City in Liber 1209, folio 494.
6. (a) There is ___ is not X a contract contingent on the requested legislative authorization.
(b) If there is a contract contingent on the requested legislative authorization:
(i) The names and addresses of all parties on the contract are {use additional sheet if necessary}:
N/A

(ii) The purpose, nature and effect of the contract are: N/A

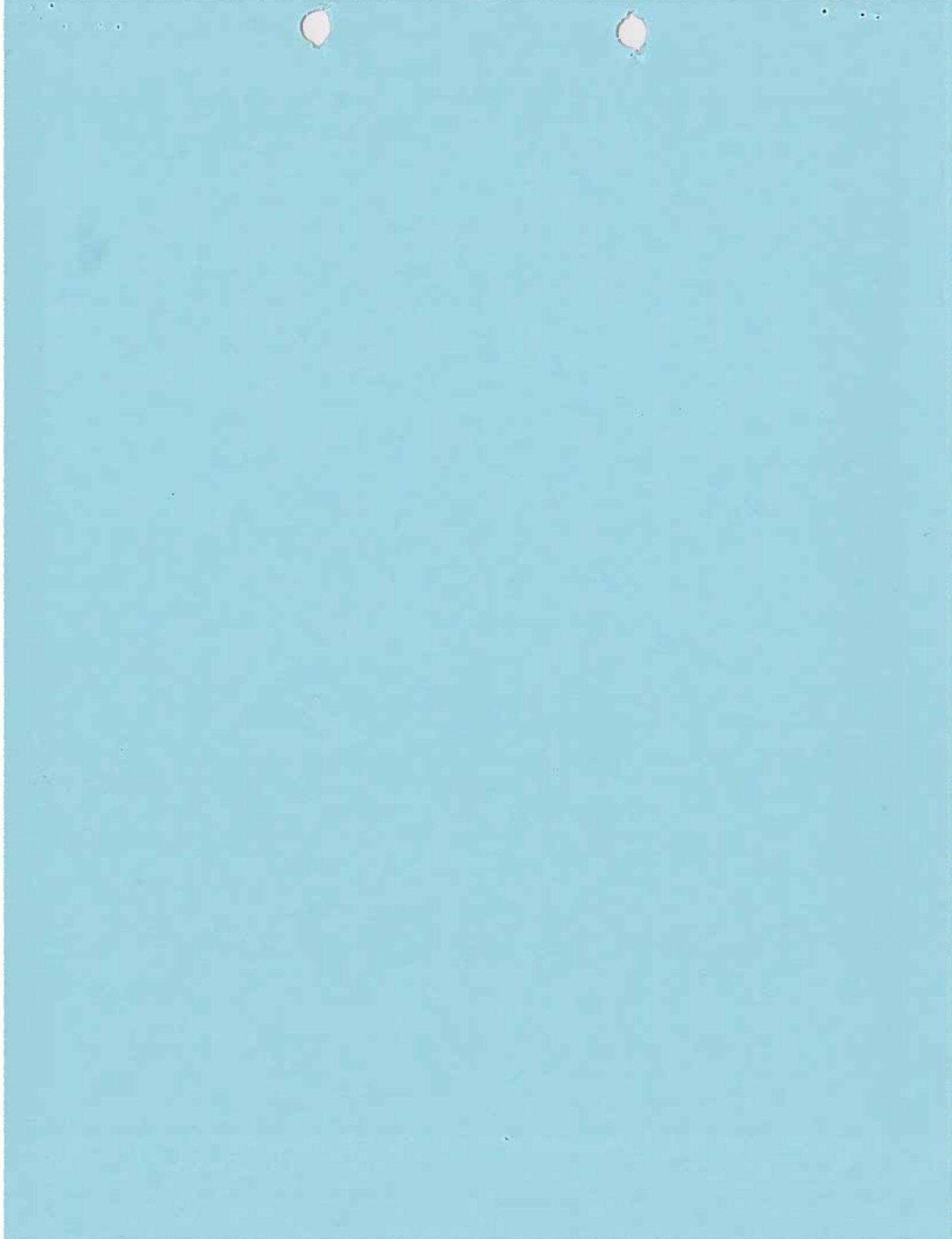
7. (a) The applicant is ___ is not X acting as an agent for another.
(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are {use additional sheet if necessary}: N/A

AFFIDAVIT

I, Caroline L. Hecker, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

By: Caroline Hecker
Caroline L. Hecker, Authorized Agent

3/17/18
Date



ACTION BY THE CITY COUNCIL

MAR 26 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON June 6, _____ 20 18

COMMITTEE REPORT AS OF July 9, _____ 20 18

☒ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edmund R. Bess
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

JUL 09 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ AUG 06 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

[Signature]
President

[Signature]
Chief Clerk