



Legislation Details (With Text)

**File #:** 17-0061      **Version:** 0      **Name:** Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road

**Type:** Ordinance      **Status:** Enacted

**File created:** 4/24/2017      **In control:** City Council

**On agenda:**      **Final action:** 10/2/2017

**Enactment date:**      **Enactment #:** 17-058

**Title:** Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road  
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

**Sponsors:** Sharon Green Middleton

**Indexes:** Conditional Use, Parking, Zoning

**Code sections:**

**Attachments:** 1. Map Site Plan 17-0061, 2. Plat 17-0061, 3. Statement of Intent 17-0061, 4. 17-0061~1st Reader, 5. BDC 17-0061, 6. Planning 17-0061, 7. Parking 17-0061, 8. HCD 17-0061, 9. City Solicitor 17-0061, 10. DOT 17-0061, 11. BMZA 17-0061, 12. 17-0061~3rd Reader, 13. Completed Legislative File 17-0061, 14. Completed Legislative File 17-0061

Date	Ver.	Action By	Action	Result
10/16/2017	0	Mayor	Signed by Mayor	
9/11/2017	0	City Council	Approved and Sent to the Mayor	
8/14/2017	0	City Council	3rd Reader, for final passage	
8/14/2017	0	Land Use and Transportation Committee	Recommended Favorably	
7/19/2017	0	Land Use and Transportation Committee	Recommended Favorably	Pass
7/3/2017	0	Land Use and Transportation Committee	Sign Posting	
6/30/2017	0	Land Use and Transportation Committee	Advertising	
6/19/2017	0	Land Use and Transportation Committee	Advertised at Introduction	
6/12/2017	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
5/23/2017	0	Land Use and Transportation Committee	Sign Posting	
5/23/2017	0	Land Use and Transportation Committee	Advertising	
5/15/2017	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
4/27/2017	0	The City Council	Refer to Dept. of Transportation	
4/27/2017	0	The City Council	Refer to Parking Authority Board	
4/27/2017	0	The City Council	Refer to Planning Commission	

4/27/2017	0	The City Council	Refer to Board of Municipal and Zoning Appeals
4/27/2017	0	The City Council	Refer to Dept. of Housing and Community Development
4/27/2017	0	The City Council	Refer to Baltimore Development Corporation
4/27/2017	0	The City Council	Refer to City Solicitor
4/24/2017	0	City Council	Assigned
4/24/2017	0	City Council	Introduced

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### **Introductory\***

## **City of Baltimore Council Bill**

Introduced by: Councilmember Middleton

At the request of: OHI Asset (MD) Baltimore - Pall Mall, LLC

Address: c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 111 South Calvert Street, Suite  
2700, Baltimore, Maryland 21202

Telephone: 410-385-5328

### **A Bill Entitled**

An Ordinance concerning

#### **Zoning - Conditional Use Parking, Open Off-Street Area - 4603 Pall Mall Road**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pall Mall Road, as outlined in red on the accompanying plat.

By authority of

Article - Zoning

Section(s) 4-904(1) and 14-102

Baltimore City Revised Code  
(Edition 2000)

### **Recitals**

Ordinance 11-521, which permitted the establishment, maintenance, and operation of a parking, open off-street area on the property known as 4603 Pimlico Road, was signed into law on November 17, 2011. The parking, open off-street area permitted by this Ordinance was never established. According to § 14-104 (a) of the Baltimore City Zoning Code, if a conditional use approval is not exercised within the time specified in § 2-602 {"Exercise within 12 months required"}, the approval automatically lapses and is void. The present applicant wants permission to establish, maintain, and operate a parking, open off-street area on the same property, using the site plan approved by the Site Plan Review Committee, dated August 31, 2011, which had been attached to and made part of Ordinance 11-521.

**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 parking, open off-street area on the property known as 4603 Pimlico Road, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-904(1) and 14-102, subject to the following conditions:

1. The site plan approved by the Site Plan Review Committee, dated August 31, 2011, is attached to and made part of this Ordinance.
2. The parking, open off-street area must comply with all applicable federal, state, and local licensing and certification requirements.

**Section 2. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**Section 3. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.