



Legislation Details (With Text)

File #: 18-0290 **Version:** 0 **Name:** Zoning - Conditional Use Residential Care Facility - Variances - 1208, 1210-1222, and 1224-1226 East Baltimore Street

Type: Ordinance **Status:** Enacted

File created: 9/17/2018 **In control:** Mayor

On agenda: **Final action:** 2/25/2019

Enactment date: **Enactment #:** 19-225

Title: Zoning - Conditional Use Residential Care Facility - Variances - 1208, 1210-1222, and 1224-1226 East Baltimore Street
 For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential care facility on the properties known as 1208, 1210-1222, and 1224-1226 East Baltimore Street, as outlined in red on the accompanying plat; and granting variances from certain bulk and yard regulations for rear yard and building height and from certain off-street parking regulations.

Sponsors: Robert Stokes, Sr., President Young

Indexes: Care Facilities, Conditional Use, Residential, Variances, Zoning

Code sections:

Attachments: 1. Statement of Intent 18-0290, 2. Plat 18-0290, 3. 18-0290~1st Reader, 4. DOT 18-0290, 5. BDC 18-0290, 6. Parking 18-0290, 7. Planning Commission 18-0290, 8. HCD 18-0290, 9. BMZA 18-0290, 10. Law 18-0290, 11. Health 18-0290, 12. 18-0290~3rd Reader, 13. Completed File_18-0290

Date	Ver.	Action By	Action	Result
2/25/2019	0	City Council	Enacted, pursuant to Baltimore City Charter, Art. IV, Sec. 5(c)	
1/28/2019	0	City Council	Approved and Sent to the Mayor	
1/14/2019	0	City Council	3rd Reader, for final passage	
1/14/2019	0	Land Use & Transportation Committee	Recommended Favorably	
1/9/2019	0	Land Use & Transportation Committee	Recommended Favorably	Pass
12/16/2018	0	Land Use & Transportation Committee	Sign Posting	
11/19/2018	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
9/20/2018	0	The City Council	Refer to Dept. of Health	
9/20/2018	0	The City Council	Refer to Dept. of Transportation	
9/20/2018	0	The City Council	Refer to Parking Authority	
9/20/2018	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
9/20/2018	0	The City Council	Refer to Dept. of Housing and Community Development	
9/20/2018	0	The City Council	Refer to Baltimore Development Corporation	
9/20/2018	0	The City Council	Refer to City Solicitor	

9/20/2018	0	The City Council	Refer to Planning Commission
9/17/2018	0	City Council	Assigned
9/17/2018	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 Stokes

At the request of: House of Freedom, Inc.

Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South
Charles Street, Suite 21st Floor, Baltimore, Maryland 21201
Telephone: 410-727-6600

A Bill Entitled

An Ordinance concerning

Zoning - Conditional Use Residential Care Facility - Variances - 1208, 1210-1222, and 1224-1226 East Baltimore Street

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential care facility on the properties known as 1208, 1210-1222, and 1224-1226 East Baltimore Street, as outlined in red on the accompanying plat; and granting variances from certain bulk and yard regulations for rear yard and building height and from certain off-street parking regulations.

By authority of

Article 32- Zoning

Sections 5-201(a), 5-305(a), 5-308, 10-301 (Table 10-301: Commercial Districts - Permitted and Conditional Uses), 10-401 (Table 10-401: Commercial Districts (C-1 to C-4) - Bulk and Yard Regulations), 14-334, 16-205, and 16-602 (Table 16-406: Required Off-Street Parking)

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, with 260 beds, on the properties known as 1208, 1210-1222, and 1224-1226 East Baltimore Street, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a), 10-301 (Table 10-301: Commercial Districts - Permitted and Conditional Uses) and 14-334, subject to the condition that the residential care facility complies with all applicable federal, state, and local licensing and certification requirements.

Section 2. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of § 10-401 (Table 10-401: Commercial Districts (C-1 to C-4) - Bulk and Yard Regulations) for a rear yard setback of 5 feet, in lieu of the required 20 feet.

Section 3. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the maximum building height regulation of 60 feet as specified in § 10-401 (Table 10-401: Commercial Districts (C-1 to C-4) - Bulk and Yard Regulations) to permit a building height of 97.5 feet.

Section 4. And be it further ordained, That pursuant to the authority granted by §§ 5-201(a), 5-305(a), and 5-308 of Article 32 - Zoning, permission is granted for a variance from the

off-street parking requirements of §§16-205 and 16-602 (Table 16-406: Required Off-Street Parking) to allow off-street parking in excess of double the number of required spaces.

Section 5. 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 6. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.