



Legislation Details (With Text)

File #: 23-0371 **Version:** 0 **Name:** Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003

Type: Ordinance **Status:** Enacted

File created: 4/3/2023 **In control:** Baltimore City Council

On agenda: **Final action:** 9/18/2023

Enactment date: **Enactment #:** 23-263

Title: Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the accompanying plat; providing for a certain contingency; providing for a special effective date.

Sponsors: Mark Conway

Indexes: Conditional Use, Zoning

Code sections:

Attachments: 1. 201 Homeland - Plat, 2. 3073 Homeland Ave Lease M&B Description Letterhead, 3. 3073_GroundLease_201HomelandAvenue-Exhibit Drawing, 4. BV ND Homeland MOU 2.22.23 (FINAL FOR EXECUTION)-BV NDMU signed #12796054 v1, 5. Statement of Intent 23-0371, 6. 23-0371~1st Reader, 7. 23-0371 PABC, 8. Sign Posting 1 of 3, 9. Sign Posting 2 of 3, 10. Sign Posting 3 of 3, 11. DHCD 23-0371, 12. 23-0371 - Planning Commission, 13. BCFD 23-0371, 14. Testimony 23-0371, 15. Testimony 23-0371 (1), 16. CC-23-0371 Law, 17. CC-22-0371 Law, 18. DOT 23-0371, 19. BMZA 23-0371, 20. 23-0371 BDC, 21. 23-0371 Written Testimony, 22. Bill Synopsis 23-0371, 23. Agenda 23-0371, 24. ECD Hearing Notes 23-0371, 25. 23-0371 Voting Record, 26. Handout 23-0371, 27. Findings of Fact_23-0371_CU, 28. 2nd Reader Amendments 23-0371(1)~1st(Planning Comm)(Floor), 29. 23-0371~3rd Reader, 30. Plat 23-0371, 31. 23-0371 Signed, 32. Completed Ordinance 23-0371

Date	Ver.	Action By	Action	Result
10/2/2023	0	Mayor	Signed by Mayor	
7/17/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
6/26/2023	0	Baltimore City Council	3rd Reader, for final passage	
6/26/2023	0	Economic and Community Development	Recommended Favorably with Amendment	
6/20/2023	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
5/27/2023	0	Economic and Community Development	Sign Posting	
5/15/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
4/6/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
4/6/2023	0	Baltimore City Council	Refer to Parking Authority	
4/6/2023	0	Baltimore City Council	Refer to Planning Commission	
4/6/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community	

4/6/2023	0	Baltimore City Council	Development Refer to Dept. of Transportation
4/6/2023	0	Baltimore City Council	Refer to Fire Department
4/6/2023	0	Baltimore City Council	Refer to City Solicitor
4/6/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
4/3/2023	0	Baltimore City Council	Assigned
4/3/2023	0	Baltimore 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 Conway

At the request of: Brightview Senior Living Development, LLC

Address: c/o Caroline L. Hecker, Esq.

Rosenberg Martin Greenberg, LLP

25 S. Charles Street, Suite 21st Floor

Baltimore, Maryland 21201

Telephone: 410-727-6600

A Bill Entitled

An Ordinance concerning

Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the accompanying plat; providing for a certain contingency; providing for a special effective date.

By authority of

Article - Zoning

Sections 5-201(a), 5-508, 14-334, and Table 12-501

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 (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 14-334, subject to the condition that the building complies 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 the authority granted pursuant to this Ordinance is specific to Brightview Senior Living Development, LLC, and its successors and assigns.

Section 4. And be it further ordained, That this Ordinance is contingent upon the passage by the Mayor and City Council of an Ordinance permitting residential-care facilities (age-restricted) in the EC-2 Zoning District as a conditional use requiring approval by Ordinance of the Mayor and City Council.

Section 5. And be it further ordained, That this Ordinance takes effect on the date it is enacted.