



Legislation Details (With Text)

**File #:** 22-0324      **Version:** 0      **Name:** Zoning - Conditional Use Parking - 4001 Roland Avenue

**Type:** Ordinance      **Status:** Withdrawn

**File created:** 12/5/2022      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 8/21/2023

**Enactment date:**      **Enactment #:**

**Title:** Zoning - Conditional Use Parking - 4001 Roland Avenue  
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property known as 4001 Roland Avenue (Block 3594A, Lot 001), as outlined in red on the accompanying plat.

**Sponsors:** Odette Ramos

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

**Code sections:**

**Attachments:** 1. 4001 Roland Ave - Plat, 2. 4001 Roland Ave - Statement of Intent, 3. 22-0324~1st Reader, 4. PABC 22-0324

Date	Ver.	Action By	Action	Result
8/21/2023	0	Baltimore City Council	Withdrawn	
12/8/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
12/8/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
12/8/2022	0	Baltimore City Council	Refer to Baltimore Development Corporation	
12/8/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
12/8/2022	0	Baltimore City Council	Refer to Parking Authority	
12/8/2022	0	Baltimore City Council	Refer to City Solicitor	
12/8/2022	0	Baltimore City Council	Refer to Planning Commission	
12/5/2022	0	Baltimore City Council	Assigned	
12/5/2022	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 Ramos  
At the request of: Roland Park Place, Inc.  
Address: c/o Kiril Apostolov  
830 W. 40<sup>th</sup> Street, Baltimore, Maryland 21211  
Telephone: (410) 243-4895

A Bill Entitled

An Ordinance concerning

**Zoning - Conditional Use Parking - 4001 Roland Avenue**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the property known as 4001 Roland Avenue (Block 3594A, Lot 001), as outlined in red on the accompanying plat.

By authority of

Article - Zoning  
Sections 5-201(a) and Table 9-301 (R-5)  
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 an open off-street parking area on the property known as 4001 Roland Avenue (Block 3594A, Lot 001), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and Table 9-301 (R-5), subject to the following conditions listed below.

1. The proposed parking lot must be approved by the Site Plan Review Committee.
2. The parking lot must comply with the requirements of the Landscape Manual.
3. On the termination of this Ordinance, the owner of 4001 Roland Avenue (Block 3594A, Lot 001) must, as nearly as possible, restore the parking area to its original condition, including grass seeding, as necessary.
4. During the period that this Ordinance is effective, the owner of 4001 Roland Avenue (Block 3594A, Lot 001) must maintain the grounds in good order, including the fence shared in common with the property known as 4003 Roland Avenue (Block 3594A, Lot 002).
5. Adequate lighting at night must be provided.
6. The owner of 4001 Roland Avenue (Block 3594A, Lot 001) must monitor the parking lot to limit its use to Roland Park Place staff, residents, and guests.
7. The parking lot must have regular security coverage.
8. In constructing the parking lot unnecessary removal of trees should be avoided.
9. The parking lot must comply with all applicable federal, state, and local licensing and certification requirements.

**Section 2. And be it further ordained,** That the permission granted by this Ordinance applies through December 31, 2025; 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 3. 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 4. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.