



Legislation Text

File #: 18-0290, Version: 0

* **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.