



Legislation Text

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\* **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*  
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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.