



Legislation Text

File #: 14-0378, Version: 0

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Stokes
At the request of: Mary Harvin Center Limited Partnership
Address: c/o Caroline L. Hecker, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South
Charles Street, Suite 2115, Baltimore, Maryland 21201
Telephone: 410-727-6600

A BILL ENTITLED

AN ORDINANCE concerning
Zoning - Conditional Use - Amending Ordinance 13-176

FOR the purpose of amending Ordinance 13-176 to amend the site plan attached to and made part of that Ordinance, which permitted the establishment, maintenance, and operation of housing for the elderly on the property known as 1600 North Chester Street (Block 1469, Lots 11-22, 24-31A, and 67-75); permitting modification of the site plan by approval of the Planning Commission; and modifying the variance granted by Ordinance 13-176 for a certain yard setback requirement.

BY repealing and reordaining, with amendments
Ordinance 13-176
Section(s) 1 and 2

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Ordinance 13-0176

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of housing for the elderly on the property known as 1600 North Chester Street (Block 1469, Lots 11-22, 24-31A, and 67-75), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 4-1004(2), 6-409(1), and 14-102, subject to the following conditions:

1. The approved site plan, as depicted on Sheet [L100, "Rendered Site and Landscape Plan", dated July 31,

2013] C101, "PLOT PLAN", DATED APRIL 26, 2014, is attached to and made part of this Ordinance.

2. ANY FUTURE AMENDMENT TO THE SITE PLAN IS SUBJECT TO PLANNING COMMISSION APPROVAL.

3. [2.] The housing for the elderly must comply 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 Title 15 of the Zoning Code of Baltimore City, and specifically by §§ 15-101 and 15-203, the City Council grants a variance from the rear yard setback requirement of 30 feet to [5.5] 29 feet.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

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