



BILL NO. 1183

ORDINANCE NO. 658

1 AN ORDINANCE concerning

2 ZONING-PLANNED UNIT DEVELOPMENT
3 830 W. 40TH STREET

4 FOR the purpose of approving the application of Roland Park Place, Inc.
5 amend the Planned Unit Development approved by Ordinance No. 16,
6 proved March 5, 1980, and to approve the amended Development Plan s
7 mitted by the applicant.

8 BY authority
9 Article 30 - Zoning
10 Sections 12.0-1 and 12.0-2
11 Baltimore City Code (1988 Replacement Volume, as amended)

12 WHEREAS, By Ordinance No. 16, approved March 5, 1980, the application
13 the Roland Park Country School, Inc., and Lutheran Hospital of Maryland, l
14 to have the property lying north of 40th Street and west of Kittery Lane, c
15 sisting of 8 acres, more or less, designated as a Planned Unit Development :
16 the Development Plan submitted by the applicants were approved; and

17 WHEREAS, Roland Park Place, Inc., the present owner of the property, wis
18 to amend the Development Plan approved by Ordinance No. 16, approved Ma
19 5, 1980, in order to include the contiguous properties known as 818, 822 and 1
20 W. 40th Street in its approved project of housing designed for the elderly; a

21 WHEREAS, Roland Park Place, Inc. will restore and renovate the properties
22 follows: 818 W. 40th Street will contain up to 4 residential units for elderly hc
23 ing; 822 W. 40th Street will contain 2 residential units for elderly housing; ;
24 826 W. 40th Street will contain 3 guest rooms to be used solely by guests
25 residents of Roland Park Place and a reception area; and

26 WHEREAS, On February 21, 1986 the representatives of Roland Park Pla
27 Inc. met with the Department of Planning for a pre-petition conference

EXPLANATION: *Italics indicate new matter added to existing law.*
[Brackets] indicate matter stricken from existing law.
CAPITALS indicate amendments to bill.
Strike-out indicates matter stricken out of bill.

MAPPED ON BOTH LAND USE MAPS

1 explain the substantial nature of the proposed amendments to the Development
2 Plan, and

3 WHEREAS, The representative of Roland Park Place, Inc. hereby has formal
4 application to the Baltimore City Council and submit the requisite amended
5 development plans, including the following: Location Plan, Revised February 2,
6 1986; Site Plan, dated January 31, 1986; Exterior Elevations, Building No. 1,
7 826, dated January 31, 1986; Exterior Elevations, Building No. 2, 822, dated
8 January 31, 1986; Exterior Elevations South, Building No. 3, 818, dated January
9 31, 1986; Exterior Elevations North, Building No. 3, 818, dated January 31,
10 1986 to satisfy the requirements specified in Sections 12-0-1 and 12-0-2 of Article
11 30 of the Baltimore City Code (1983 Replacement Volume, as amended); now,
12 therefore,

13 SECTION 1. *Be it ordained by the Mayor and City Council of Baltimore*, That
14 the amended Development Plan submitted by Roland Park Place, Inc., attached
15 hereto and made a part hereof, to amend the Development Plan approved by Or-
16 dinance No. 16, approved March 5, 1980, be and it is hereby approved.

17 SEC. 2. *And be it further ordained*, That the amended Development Plan sub-
18 mitted by Roland Park Place, Inc., will increase the density on the whole proper-
19 ty by up to 6 residential units and 3 guest rooms but will not change the density
20 of the main building as stated in Section 4 of Ordinance No. 16, approved March
21 5, 1980.

22 SEC. 3. *And be it further ordained*, That upon passage of this ordinance by the
23 City Council, as evidence of the authenticity of the Development Plan which is a
24 part hereof and in order to give notice to the departments which are administer-
25 ing the Zoning Ordinance, the President of the City Council shall sign the
26 Development Plan, and when the Mayor approves the ordinance, he shall sign the
27 Development Plan. The Director of Finance shall then transmit a copy of the or-
28 dinance and the Development Plan to the Board of Municipal and Zoning Ap-
29 peals, the Planning Commission, the Supervisor of Assessments for Baltimore
30 City and the Zoning Administration.

31 SEC. 4. *And be it further ordained*, That this ordinance shall take effect on the
32 date of its enactment.

Examined and reported by the Board of Estimates on

19

Clerk

Examined by the

Committee

on

19

and reported

Chairman

A TRUE COPY
OF
CHARLES L. BENTON
Director of Finance

Date

Journal Page

Introduced (First Reading)

Second Reading

Third Reading

The vote on final passage being:

Yeas

Nays

Pass

Absent

Chief Clerk

Certified as duly passed and presented to His Honor, the Mayor, this

MAY 5 1986

day of

19

(Signed) Clarence H. Burns

President, Baltimore City Council

MAY 6 1986

Approved this

day of

19

(Signed) William D. Schaefer

Mayor, Baltimore City