



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 22-0323**

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**Zoning - Conditional Use Parking Lot - 3618 and 3620 Elm Avenue**

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**Sponsor:** Councilmember Ramos

**Introduced:** December 5, 2022

**Purpose:**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the properties known as 3618 Elm Avenue (Block 3538, Lot 038) and 3620 Elm Avenue (Block 3538, Lot 037), as outlined in red on the accompanying plat; and providing for a special effective date.

**Effective:** The date it is enacted

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**Agency Reports**

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Housing and Community Development	Defers to Planning
Baltimore Development Corporation	Favorable
Department of Transportation	
City Solicitor	Favorable
Parking Authority of Baltimore City	Not Opposed

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## Analysis

### Current Law

Article 32 – Zoning, Sections 5-201(a) and Table 9-301 (R-6).

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

### Bill Summary and Background

The bill would authorize, subject to certain conditions, the establishment, maintenance, and operation of an open-air off-street parking area on the properties known as 3618 and 3620 Elm Avenue.

3618 Elm Avenue and 3620 Elm Avenue are adjoining lots, each measuring 18' wide by 162'6" deep, that extend mid-block from Elm Avenue to a 10' wide alley running parallel to Elm Avenue to its west. 3618 Elm Avenue was acquired by the current owner in 2016 and 3620 Elm Avenue was acquired by the current owner in 2022. Although these lots have not been consolidated, their owner proposes to use them as overflow off-street parking for a business located on the opposite side of Elm Avenue in that same block.

This site is part of the Hampden community, which for over 175 years has contained a mix of residential, commercial, and industrial uses. The two lots proposed for use as an open-air off-street parking lot are located immediately north of "the Avenue" which is the name used for the central business corridor of Hampden that extends eastward from Falls Road along both sides of 36th Street. The southern boundary of 3618 Elm Avenue forms part of the northern boundary of the Hampden Business Area Urban Renewal Area (Urban Renewal Plan adopted in 1977 and last amended in 2020) and thus this site is adjoining the Hampden Business Area while not being part of it.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Baltimore City Code, Reporting Agencies, Bill 22-0323.

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