



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0590

Zoning - Conditional Use Parking Lot - 1301-1325 Etting Street, 505, 507, 509, and 511 West Lafayette Avenue, and the Alley Adjacent to 1325 Etting Street

Sponsor: Councilmember Costello

Introduced: August 17, 2020

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 1301-1325 Etting Street (Block 0396, Lots 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, and 063), 505, 507, 509, and 511 West Lafayette Avenue (Block 0396, Lots 019, 020, 021, and 022), and the alley adjacent to 1325 Etting Street, as outlined in red on the accompanying plat.

Effective: The 30th day after the date it is enacted

Agency Reports

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

Analysis

Current Law

Article 32 – Zoning, Section(s) 5-201(a) and Table 9-301 (R-8). Baltimore City Revised Code (Edition 2000).

Background

The bill would authorize the establishment, maintenance, and operation of a parking lot on the properties known as 1301-1325 Etting Street (Block 0396, Lots 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, and 063), 505, 507, 509, and 511 West Lafayette Avenue (Block 0396, Lots 019, 020, 021, and 022), and the alley adjacent to 1325 Etting Street. The properties are owned by Bethel AME Church, located at 1300 Druid Hill Avenue, and the parking lot is intended to serve the church.

The properties are in the R-8 Zoning District and are located on the northeast side of Etting Street, between West Lafayette and West Lanvale Streets. The lots were previously developed with rowhomes, but were paved for informal use as a parking lot after the rowhomes were demolished. The properties are located in the Upton neighborhood, which is roughly bounded by West Preston Street, McCulloh Street, Bloom Street and North Fremont Avenue. The neighborhood is predominantly residential in nature, with a variety of housing types. There are also scattered religious, educational, and institutional uses throughout the area.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 20-0590.

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Analysis Date: September 10, 2020