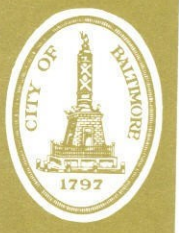


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #09-0383/ZONING- CONDITIONAL USE PARKING, OPEN OFF-STREET AREA-1621, 1623, 1625, 1627, 1629, AND 1631 GOUGH STREET

CITY of
BALTIMORE
MEMO



TO

DATE:

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

August 5, 2011

At its regular meeting of August 4, 2011, the Planning Commission considered City Council Bill #09-0383, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1621, 1623, 1625, 1627, 1629, and 1631 Gough Street.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #09-0383 and adopted the following resolution; eight members being present (eight in favor).

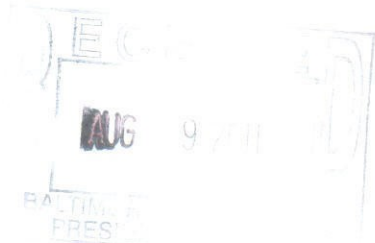
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0383 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Mayor
- Mr. Peter O'Malley, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Karen Randle, Council Services
- Ms. Candida Vargas, Applicant





Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 4, 2011

REQUEST: City Council Bill # 09-0383/ Zoning – Conditional Use Parking, Open Off-Street Area – 1621, 1623, 1625, 1627, 1629, and 1631 Gough Street

RECOMMENDATION: Approval subject to the following condition:
Should this lot be sold to another entity and become separated from the church, the new owner will be required to provide the required one handicapped space within the parking lot with appropriate striped zone.

STAFF: Anthony Cataldo

PETITIONER(S): Iglesia Pentecostal de Evangelizacion Misionera, Inc.

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The subject properties are located at the corner of Gough Street and S. Bethel Street in the Fells Point neighborhood. The six properties are zoned R-8 residential, are located within the Fells Point Local (CHAP) District, as well as within the Fells Point National Register of Historic Places District, and total approximately 7,694 square feet.

General Area: This section of Southeast Baltimore has a mixture of commercial and residential uses. These lots are adjacent to Perkins Homes to the west, the Iglesia Pentecostal de Evangelizacion Misionera to the east and the Broadway Avenue corridor one block to the east.

HISTORY

There are no previous actions on this site.

CONFORMITY TO PLANS

This bill is compatible with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, specifically the EARN section, Goal 3: Improve Access to Jobs and Transportation Linkages between Businesses.

ANALYSIS

Project: In the R-8 residential district, the establishment of an open, off-street parking lot as a principal use is a conditional use, requiring approval from the Mayor and City Council, by way of an Ordinance (§4-1104). In this case, these properties had likely originally been rowhomes but have been cleared and currently the lot is unimproved, open land. It is the Church's desire to use this vacant property as a parking lot to support its congregation during Sunday services.

Site Plan Review: Applicant went through SPRC on May 17, 2011, and received approval subject to satisfying stormwater management concept plan approval if required. The site plan depicts 16 parking spaces with one curb cut entrance/exit on Gough Street. There is a brick pier with metal picket fence along Gough Street and a metal picket fence along S. Bethel, Herring Court, and the adjacent Alleyway. There is landscaping along Gough Street and Herring Court.

It should be noted that the required handicap parking space is currently being provided on the Church's property and as such, no additional handicapped spaces are being provided within the lot. It was deemed more beneficial to locate the accessible space closer to the entrance of the church rather than in a further space within the parking area. One condition of the Department of Planning's approval is that should this lot be sold to another entity and become separated from the church, the new owner will be required to provide the required one handicapped space within the parking lot with appropriate striped zone.

Sustainability/ Forest Conservation: Development is not located within the Critical Area and there are no existing trees on site. Shrubs and other plantings will be used to help screen the lot from the adjacent streets.

Historic Review: As this property lies within the local Fells Point Historic District. The screening walls received approval from CHAP staff and the site plan and screen walls were approved by the community Design Review Committee (DRC) for that area.

Findings: As per §14-204, conditional use requires findings on considerations of standards prescribed by §14-205. Staff finds that:

1. The establishment of this off-street parking at 1621-31 Gough Street, in terms of location, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare or morals. The parking lot will not create undue stress on community resources and is consistent with the City Comprehensive Plan.
2. That the proposed use is not in any way precluded by any other law.
3. The authorization of this conditional use is not contrary to the public interest.
4. The authorization is in harmony with the purpose and intent of the conditional use article.

In advance of a hearing on this matter, staff notified the following groups: Broadway Area Business Association, Fells Point Community Organization, Fells Point Task Force, Fells Prospect, Inc., Perkins Homes Resident Advisory Council, and the Upper Fells Point Improvement Association.



Thomas J. Stosur
Director