

TRANSMITTAL MEMO

TO: Council President Brandon M. Scott
FROM: Peter Little, Executive Director
Date 09/16/20
RE: City Council Bill 20-0590



I am herein reporting on City Council Bill 20-0590 introduced by Councilmember Costello at the request of Bethel African American Episcopal Church, Inc. The purpose of this bill is to permit, 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.

The Parking Authority of Baltimore City has reviewed this bill as well as the proposed site plan. The proposed lot is in an R-8 zoning district, which allows parking lots with a conditional use to be developed as a principal use subject to §14-331 of the Baltimore City Zoning Ordinance, which also includes requirements for screening and landscaping. The site plan indicates the applicant will address screening requirements by constructing a fence around the perimeter of the property.

Because the principal use of the site is a parking lot, there is no minimum parking requirement. In the statement of intent, the applicant states that the site will be used to serve the parking needs of the Bethel AME Church at 1300 Druid Hill Avenue. The site plan shows 35 total spaces, including two handicap-accessible spaces. The lot includes entry from West Lafayette Street and Etting Street. Both meet the minimum width of 10'. This site is not located on a block where the PABC administers any on-street parking programs.

Based on the above comments, the PABC does not oppose the passage of City Council Bill 20-0590.