



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: June 14, 2022

Re: City Council Bill 21-0156 Zoning – Conditional Use Parking Lot – 1207 and 1209 E. 43rd Street and 1204 Springfield Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0156 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 1207 and 1209 E. 43rd Street (Block 5208 Lots 004 and 005) and 1204 Springfield Avenue (Block 5208, Lot 012) as outlined in green on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 21-0156 would allow the applicant, the League for People with Disabilities, to use the 3 vacant lots at 1207 and 1209 E. 43rd Street, along with 1204 Springfield Avenue as a conditional use parking lot in order to provide additional off-street parking to individuals they serve, service providers, and support staff.

At its regular meeting of May 19, 2022, the Planning Commission concurred with its planning staff and recommended amendment and approval of City Council Bill 21-0156. Planning staff recommended that the Bill be amended to correct the accompanying plat and that the parking lot be subject to the plan approved by the Site Plan Review Committee.

The unimproved gravel/dirt lot at 1209 E 43rd St. has previously been cited for use as a parking lot without the proper use permit. Section 305.5 of the Building, Fire and Related Codes of Baltimore City requires that a motor vehicle or trailer may be parked, kept, or stored only on a dustless all-weather surface constructed and maintained in accordance with the Code. Approval of this ordinance will make way for the property to be redeveloped in compliance with the Baltimore City Building and Zoning Codes.

The proposed parking lot would expand parking capacity for The League for People with Disabilities located across the street at 1111 E Cold Spring Lane by allowing them to provide nearby parking at the satellite parking lot for visitors, service providers, and support staff while reserving their headquarters parking lot to be used primarily for the safe parking, drop off and pickup of disabled members and clients.



The proposed parking lot may benefit the surrounding Northwood Community by reducing demand for on-street parking and by allowing The League to serve more individuals with disabilities in a safe and accessible manner.

DHCD foresees no significant direct fiscal or operational impact on the agency resulting from the legislation. The properties are not located within any of DHCD's Impact Investment Areas or Community Development Zones.

DHCD has **no objection** to the passage of Council Bill 21-0156 and respectfully request a favorable report.

AK/sm

cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*