


# TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young  
FROM: Peter Little, Executive Director   
DATE: May 22, 2017  
RE: Council Bill 17-0061



I am herein reporting on City Council Bill 17-0061 introduced by the Councilmember Middleton at the request of OHI Asset (MD) Baltimore – Pall Mall, LLC.

The purpose of this bill is to permit, under certain conditions, the establishment, maintenance, and operation of an open off-street parking area at 4603 Pall Mall Road, located at Ward 27, Section 18, Block 4813B, Lot 023 using the same site plan approved by the Site Plan Review Committee on August 31, 2011 but not previously established by the applicant.

The Parking Authority of Baltimore City (PABC) has reviewed this bill, as well as the proposed development plat. The proposed lot is on a site in the R-6 zoning district, which allows parking lots to be developed as a principal use subject to §14-331 of the Baltimore City Zoning Ordinance which includes being screened and landscaped.

Because the principal use of the site is a parking lot, there is no minimum parking requirement. The adjacent use, which it would likely serve, is an existing health-care clinic and would have a parking requirement according to Table 16-406 of three parking spaces per 1,000 square feet of building floor area if it were being established presently. The project map site plan shows that 12 parking spaces will be located on the lot, with one parking space being handicap accessible. The access to this parking lot is through a 14 foot wide alley, which is larger than the minimum width requirement of 10 feet. This site is not located on a block where the PABC administers any on-street parking programs.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 17-0061.