



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0487

Zoning - Conditional Use - Amending Ordinance 18-170

Sponsor: Councilmember Clarke

Introduced: January 27, 2020

Purpose:

For the purpose of amending Ordinance 18-170, as enacted by Ordinance 14-206 and amended by Ordinance 16-469 and last amended by Ordinance 18-170, to reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue; providing for the automatic termination of this Ordinance; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

Planning Commission	Favorable with Amendment
Board of Municipal and Zoning Appeals	Favorable with Amendment
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	No Objection
Fire Department	
Parking Authority of Baltimore City	

Analysis

Current Law

Ordinance 18-170, Section 2.

Background

Bill 20-0487 would reauthorize and continue the permission for the establishment, maintenance, and operation of a parking lot for the parking of 4 or more automobiles on the property known as 4001 Roland Avenue. The current approval was set to expire on April 19, 2020, but has been extended due to the COVID-19 emergency by the Governor's Executive Order of March 12, 2020. The bill provides a new expiration date of April 19, 2022 for the authorization.

4001 Roland Avenue is located on the northeastern corner of the intersection with West 40th Street. The property is zoned R-5 and is improved with a vacant stone building that was formerly used as a church. The property is located in the southern end of the Roland Park neighborhood, at the border with the Hampden neighborhood. The property backs up to Roland Park Place, a retirement community immediately to the east that owns the site. The Greenspring Shopping Center is approximately one block to the west, and the Rotunda is one block to the east.

The request to establish a conditional use parking lot in the rear yard of this property was first brought to the Planning Commission on November 7, 2013 and was approved with a two-year duration. The authorization was extended by an additional two years in 2016, and again in 2018.

Amendment

The Planning Commission recommended two amendments:

1. Update the screening and landscaping plan attached to the original bill. This is necessary due to the widening of West 40th Street, which took some of the property and removed the previous landscaping. The goal is to meet the requirements of the Landscape Manual for parking lot screening.
2. On page 1, in line 15, replace [2018] with [2020] to reflect the prior extension of Ordinance 18-170.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 20-0487.

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Analysis Date: June 19, 2020