

TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR
	SUBJECT	CITY COUNCIL BILL #10-0448/CONDITIONAL USE PARKING, OPEN OFF-STREET AREA- 509 SOUTH WASHINGTON STREET

CITY of
BALTIMORE
MEMO



TO

DATE:
December 3, 2010

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

At its regular meeting of December 2, 2010 the Planning Commission considered City Council Bill #10-0448, which is for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 509 South Washington Street, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amendment to and approval of City Council Bill #10-0448 and adopted the following resolution, seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #10-0448 be amended and passed by the City Council.

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

TJS/WYA/ttl

Attachments

cc:

- Ms. Kaliop Parthemos, Deputy Mayor
- Ms. Sophie Dagenais , Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry , Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Barbara Zektick, BDOT
- Mr. Peter Little, Parking Authority
- Mr. Karen Randle, City Council Services



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

December 2, 2010

REQUEST: City Council Bill #10-0448/Conditional Use Parking, Open Off-Street Area – 509 South Washington Street:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 509 South Washington Street, as outlined in red on the accompanying plat.

RECOMMENDATION: Amendment and approval, with one amendment:

- That the plans approved by the Site Plan Review Committee (SPRC), dated October 21, 2010, are attached to and made part of the Ordinance.

STAFF: Eric Tiso

PETITIONER(S): RV Castle Corporation, c/o Victor Cheswick, Jr.

OWNER: RV Castle Corporation

SITE/GENERAL AREA

Site Conditions: 509 South Washington Street is located on the east side of the street, approximately 88' south of the intersection with Eastern Avenue. The property is a consolidation of 503, 505, 507, and 509-511 South Washington Street, and in total contains ±0.231 acres of land that is currently unimproved. This site is zoned R-8 residential, it is located within the Fells Point Local (CHAP) District, as well as within the Fells Point National Register of Historic Places District.

General Area: This site is located in the Fells Point Neighborhood, and though it is zoned residential, it lies between two commercial areas. The surrounding properties are mixed in use, and have a variety of commercial and residential uses in the immediate area. The prevalent building type in the area is attached structures.

HISTORY

This site does not have any previous legislative history.

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 been previously developed, but had been cleared of structures. The owner, Mr. Victor Cheswick, Jr., also owns a number of properties immediately to the north that front on Eastern Avenue:

- 2001-2003 Eastern Avenue (Block 1783/ Lot 001)
- 2005 Eastern Avenue (Block 1783/ Lot 003)
- 2007-2009 Eastern Avenue (Block 1783/ Lot 004)
- 2015 Eastern Avenue (Block 1783/ Lot 008)
- 2019 Eastern Avenue (Block 1783/ Lot 010)

It is Mr. Cheswick's desire to use this vacant property as a parking lot to support his various tenants in this block.

Site Plan Review Committee: The SPRC reviewed and approved the proposed parking lot layout on October 27, 2010. The site plan shows 26 parking spaces, two of which are handicapped accessible. The landscaping plan shows that four trees will be provided.

Historic Review: As this property lies within the local Fells Point Historic District, the screening walls will need separate approval from the Commission for Historical & Architectural Preservation (CHAP).

Community Input: The following community organizations have been notified of this action: The Banner Neighborhoods Community Corporation, the Broadway Area Business Association, the Fells Point Community Organization, the Fells Point Task Force, the Fells Prospect, Inc., the Friends of Patterson Park, the Greenspace Action Partnership (GAP), the Preservation Society, the Southeast Community Development Corporation-(SCDC), the Upper Fells Point Improvement Association, and the Waterfront Coalition



Thomas J. Stosur
Director