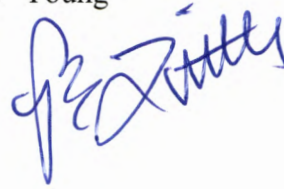


TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: September 22, 2017
RE: Council Bill 17-0099



I am herein reporting on City Council Bill 17-0099 introduced by Councilmember Henry at the request of Accelerator, LLC.

The purpose of this bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the second floor rear area and adjoining fenced-in patio area at 5604 York Road (AKA 5609 Hess Ave).

The Parking Authority of Baltimore City (PABC) has reviewed this bill and has looked at the development site. The proposed uses which are permitted subject to a conditional use permit have an off-street parking requirement of two parking spaces per 1000 square feet of gross floor area as referenced in Table 16-406 of the Zoning Ordinance. With a maximum capacity of 400 people for the banquet hall, 40 parking spaces would need to be provided for the property.

Accelerator, LLC has proposed to provide 60 parking spaces from several parking lots within the required 600 foot radius of the site. They own an open-air, off street parking area at 408-416 Benninghaus Road that is across the street (north) from this site. This proposed parking lot on Benninghaus Road has four large food truck parking spaces, 17 standard parking spaces, and one ADA parking space and will be used to serve the proposed use. The subject site currently leases 10 off-street valet parking spaces at 504 Harwood Avenue, which is located within 600 feet of the lot line at 5604 York Road. The Applicant also proposes to lease 50 additional spaces on the same parking lot to serve the requested use.

The subject site is located on a block where the PABC administers an on-street meter program. It is also in proximity to the portion of the Campbell Lane residential permit parking zone (Area 26) that is located on the 500 block of Benninghaus Road.

Provided that the Applicant will continue to own and make available parking at 408-416 Benninghaus Road and provide the required additional off-street parking as specified in the Zoning Ordinance, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 17-0099.