



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: March 28, 2023

Re: City Council Bill 22-0323 Zoning - Conditional Use Parking Lot - 3618 and 3620 Elm Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0323 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 3618 Elm Avenue (Block 3538, Lot 038) and 3620 Elm Avenue (Block 3538, Lot 037), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 22-0323 would allow for the applicant to use the residentially zoned properties located at 3618 and 3620 Elm Avenue as a parking lot. This parking lot is intended to serve the patrons of the commercial establishment at 3601 Elm Avenue.

The construction of an off-street parking lot at this location would result in the demolition of existing structures at both 3618 and 3620 Elm Avenue, but could possibly reduce the demand for on-street parking in the largely residential 3600 block of Elm Avenue.

At its regular meeting of February 9, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be approved by the City Council. Planning staff noted in their report that use as an off-street parking area would not be detrimental to or endanger public health, safety or welfare. The Hampden Village Merchants Association provided a letter of support for the use.

DHCD defers to the Department of Planning on City Council Bill 22-0323.

AK/kr

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