

Introduced by: Councilmember Costello

At the request of: Mercy Medical Center, Inc.

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201

Telephone: 410-727-7702

Prepared by: Department of Legislative Reference

Date: February 22, 2018

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0194

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking Lot –
347-357 North Calvert Street and 352 and 360 Davis Street**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

BY authority of

Article 32 - Zoning
Section 5-201(a) and Table 10-301 (C-5)
Baltimore City Revised Code
(Edition 2000)



NO.

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<input type="checkbox"/> Baltimore City Public School System	<input checked="" type="checkbox"/> Department of Public Works
<input checked="" type="checkbox"/> Baltimore Development Corporation	<input type="checkbox"/> Department of Real Estate
<input checked="" type="checkbox"/> City Solicitor	<input type="checkbox"/> Department of Recreation and Parks
<input type="checkbox"/> Comptroller's Office	<input checked="" type="checkbox"/> Department of Transportation
<input type="checkbox"/> Department of Audits	<input type="checkbox"/> Fire Department
<input type="checkbox"/> Department of Finance	<input type="checkbox"/> Health Department
<input type="checkbox"/> Department of General Services	<input type="checkbox"/> Mayor's Office of Employment Development
<input checked="" type="checkbox"/> Department of Housing and Community Development	<input type="checkbox"/> Mayor's Office of Human Services
<input type="checkbox"/> Department of Human Resources	<input type="checkbox"/> Mayor's Office of Information Technology
<input type="checkbox"/> Department of Planning	<input type="checkbox"/> Office of the Mayor
<input type="checkbox"/> Other:	<input type="checkbox"/> Police Department
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
<input type="checkbox"/> Board of Estimates	<input type="checkbox"/> Environmental Control Board
<input type="checkbox"/> Board of Ethics	<input type="checkbox"/> Fire & Police Employees' Retirement System
<input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals	<input type="checkbox"/> Labor Commissioner
<input type="checkbox"/> Comm. for Historical and Architectural Preservation	<input type="checkbox"/> Parking Authority Board
<input type="checkbox"/> Commission on Sustainability	<input checked="" type="checkbox"/> Planning Commission
<input type="checkbox"/> Employees' Retirement System	<input type="checkbox"/> Wage Commission
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:

Boards and Commissions

<input type="checkbox"/> Board of Estimates	<input type="checkbox"/> Environmental Control Board
<input type="checkbox"/> Board of Ethics	<input type="checkbox"/> Fire & Police Employees' Retirement System
<input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals	<input type="checkbox"/> Labor Commissioner
<input type="checkbox"/> Comm. for Historical and Architectural Preservation	<input type="checkbox"/> Parking Authority Board
<input type="checkbox"/> Commission on Sustainability	<input checked="" type="checkbox"/> Planning Commission
<input type="checkbox"/> Employees' Retirement System	<input type="checkbox"/> Wage Commission
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:

CITY OF BALTIMORE
ORDINANCE **18.138**
Council Bill 18-0194

Introduced by: Councilmember Costello

At the request of: Mercy Medical Center, Inc.

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201

Telephone: 410-727-7702

Introduced and read first time: February 26, 2018

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: April 30, 2018

AN ORDINANCE CONCERNING

**Zoning – Conditional Use Parking Lot –
347-357 North Calvert Street and 352 and 360 Davis Street**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

BY authority of

Article 32 - Zoning

Section 5-201(a) and Table 10-301 (C-5)

Baltimore City Revised Code

(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 10-301 (C-5), subject to the ~~condition that the~~ following conditions:

1. The site plan and landscaping plans approved by the Department of Planning are attached to and made part of this Ordinance.

2. The parking lot complies must comply with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That the permission granted by this Ordinance applies for 4 years from the date that this Ordinance becomes effective; and, at the end of that

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

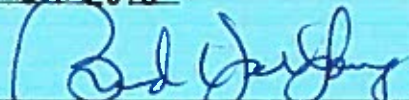
Council Bill 18-0194

1 period, with no further action by the Mayor and City Council, this permission will be abrogated
2 and of no further effect. If bona fide efforts have been made to develop the property, as
3 determined in the reasonable judgment of the Director of Planning, the property owner shall be
4 entitled to a 2-year extension of this permission to be conclusively evidenced by a letter from the
5 Director of Planning.

6 SECTION 3. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the
7 accompanying plat and in order to give notice to the agencies that administer the City Zoning
8 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
9 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
10 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
11 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
12 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
13 the Zoning Administrator.

14 SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
15 after the date it is enacted.

Certified as duly passed this _____ day of MAY 07 2018



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAY 07 2018



Chief Clerk


Approved this 18 day of May, 2018



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 16th Day of May 2018



Chief Solicitor

AMENDMENTS TO COUNCIL BILL 18-0194
(1st Reader Copy)

APPROVED FOR FORM
STYLE, AND TEXTUAL SUFFICIENCY
4-26-18
DEPT LEGISLATIVE REFERENCE

By: Land Use and Transportation Committee

Amendment No. 1

On page 1, in line 18, strike “condition that the” and substitute “following conditions”:

1. The site plan and landscaping plans approved by the Department of Planning are attached to and made part of this Ordinance.

2. The”;

and, in line 18, strike “complies” and substitute “must comply”.

ADOPTED

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

ADOPTED

City Council Bill No. 18-0194

**Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street
and 352 and 360 Davis Street**

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

There were buildings on the lot that were in disrepair. The buildings were demolished. The proposed parking lot removes a potential hazard by allowing for demolition of the buildings, and construction of a parking lot, with the promise of future hospital development on the site.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

This use is not precluded by any law, to include the Central Business Urban Renewal Plan, which only requires that a building permit be filed prior to a demolition permit being issued. The construction permit for this parking lot satisfies that requirement.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The proposed temporary development will be a benefit to the immediate area, and will allow for more significant hospital development in the near future. This more productive use of the land will improve the block.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

The proposed plan will meet the requirement of the Zoning code, the Central Business Urban Renewal Plan, Site Plan Review and, and requirements of the regulated floodplain.

After consideration of the following, **where applicable (fill out all that are *only* relevant)**:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of proposed development is reasonable, with an included sunset date that will encourage future development.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

The downtown area is well served by a transportation network, that the transportation patterns will not be disrupted, and that this temporary parking lot will provide off-street parking that will serve the immediately adjacent hospital.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The nature of this site and surrounding area and this proposed temporary parking lot will not impair present or future development on this site, or in the immediate area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

The proposed development will not negatively impact dwellings, churches, schools, public structures, or other places of public gathering.

- (5) accessibility of the premises for emergency vehicles.

The properties are accessible by fire and emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

The proposed temporary parking lot will not impact the accessibility to light and air by the premises or by property in the vicinity.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

The properties are sufficiently served by existing utilities, access by roads, drainage, and other necessary facilities that have been or will be provided.

- (8) the preservation of cultural and historic landmarks and structures;

The properties do not have any registered or designated historic landmarks or structures.

- (9) the character of the neighborhood;

The proposed development will not negatively impact the character of the neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

The proposed development will not negatively impact any provisions of the City's Comprehensive Master Plan.

- (11) the provisions of any applicable Urban Renewal Plan;

The proposed development will not negatively impact any provisions of the Central Business District Urban Renewal Plan (URP).

- (12) all applicable standards and requirements of this Code;

The proposed development will meet all applicable standards and requirements of the Zoning Code.

- (13) the intent and purpose of this Code; and

The proposed development satisfies the intent and purpose of the Zoning code.

- (14) any other matters considered to be in the interest of the general welfare.

The proposal is in the interest of the general welfare, in that it allowed for the removal of buildings that were deteriorating, it will allow for productive interim use, while awaiting more significant future development.

SOURCE OF FINDINGS (Check all that apply):

Planning Report - Department of Planning's Staff Report - Dated: March 8, 2018.

Testimony presented at the Committee hearing

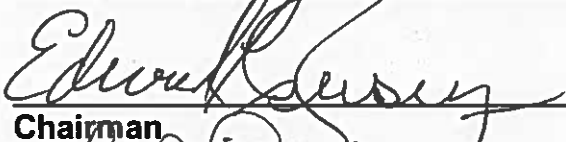
Oral – Witnesses Name:

Eric Tiso, Department of Planning
Ryan Potter, Representative, Mercy Medical Center, LLC
The Honorable Eric Costello, 11th District

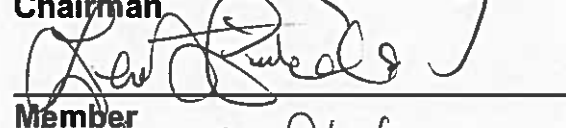
Written – Submitted by: (Include documents that have relevant facts only)

Planning Commission Memoranda – Dated March 9, 2018

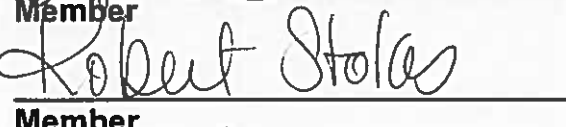
LAND USE AND TRANSPORTATION COMMITTEE:


Chairman

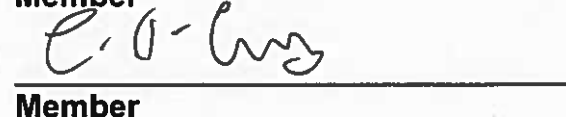
Member


Member

Member


Member

Member


Member

Member

**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION
VOTING RECORD**

DATE: April 25, 2018

BILL#: 18-0194

BILL TITLE: Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street and 352 and 360 Davis Street

MOTION BY: Castell SECONDED BY: Clark

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>7</u>			

CHAIRPERSON: Edward H. Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



1000

1000

1000

CERTIFICATE OF POSTING

RE: Case No. CCB 18-0194

Date of Hearing 4/25/18

**Baltimore City Council
c/o Natawna B. Austin
Room 409 – City Hall
100 N. Holliday Street
Baltimore, Md. 21202**

This letter is to certify that the necessary sign was posted conspicuously, on the property located at _____

347-357 N. Calvert Street

_____ on 4/4/18

Sincerely,

Richard E. Hoffman 4/4/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360



Certificate of Posting

Baltimore City Council

Land Use and Transportation Committee

City Council Bill No. 18-0194



347-357 N. Calvert Street

Posted 4/4/18

 4/4/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

TO: Ryan J. Potter, Esq. / Mercy Medical Center, Inc.
FROM: Jennifer Coates, Committee Staff, Land Use and Transportation Committee,
Baltimore City Council
DATE: March 13, 2018
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 18-0194
Date: Wednesday, April 25, 2018
Time: 1:00 p.m.
Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing must be provided in accordance with **Article 32. Zoning § 5-602– Major Variances; and/or Conditional Uses and Article 32. Zoning § 5-603 – Minor Variances (please reference pages 129-131):**

<http://legislative.reference.baltimorecity.gov/sites/default/files/Art%2032%20-%20Zoning%20%28As%20Enacted%29%20%282%29.pdf>

Please note that ALL of these requirements MUST be met in order for your hearing to proceed as scheduled. If you have any questions regarding your advertisement requirements, please contact the Baltimore City Council Executive Secretary, Natawna B. Austin at 410-396-1697 or by email at Jennifer.Coates@baltimorecity.gov.

Wording for Sign

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting(s) on the property or properties, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) ARE AS FOLLOWS, A SIGN MUST BE POSTED ON THE PROPERTY **BY WEDNESDAY, APRIL 4, 2018**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL

PUBLIC HEARING ON BILL NO. 18-0194

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, April 25, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0194.

CC 18-0194 **ORDINANCE - Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street and 352 and 360 Davis Street** - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Section 5-201(a) and Table 10-301 (C-5)
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Ryan J. Potter, Esquire
Gallagher, Evelius & Jones, LLP
218 North Charles Street
Baltimore, MD 21201
410-727-7702

Coates, Jennifer

From: Coates, Jennifer
Sent: Wednesday, March 14, 2018 8:38 AM
To: 'rpotter@gejlaw.com'
Subject: Hearing for City Council Bill 18-0194
Attachments: 18-0194.doc; Sign Posting Contacts.pdf

Good Afternoon Mr. Potter:

Attached is the information you will need to post and/or advertise the subject bill to be heard by the Land Use and Transportation Committee on April 25, 2018 at 1:00 p.m. I have also attached a contact list for sign makers and included business cards for newspaper contacts if you are in need of such. Thank you!

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL.



Jennifer L. Coates

*Senior Legislative Policy Analyst
Office of Council Services*

100 N. Holliday Street, Room 415
Baltimore, MD 21202

jennifer.coates@baltimorecity.gov

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

TO: Ryan J. Potter, Esq. / Mercy Medical Center, Inc.
FROM: Jennifer Coates, Committee Staff, Land Use and Transportation Committee,
Baltimore City Council
DATE: March 13, 2018
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR ZONING -
CONDITIONAL USE

The Land Use and Transportation Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 18-0194
Date: Wednesday, April 25, 2018
Time: 1:00 p.m.
Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing must be provided in accordance with **Article 32. Zoning § 5-602- Major Variances; and/or Conditional Uses and Article 32. Zoning § 5-603 - Minor Variances** (please reference pages 129-131):

<http://legislative.reference.baltimorecity.gov/sites/default/files/Art%2032%20-%20Zoning%20%28As%20Enacted%29%20%282%29.pdf>

Please note that **ALL** of these requirements **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your advertisement requirements, please contact the Baltimore City Council Executive Secretary, Natawna B. Austin at 410-396-1697 or by email at Jennifer.Coates@baltimorecity.gov.

Wording for Sign

The information that must be advertised and posted appears between the double lines on the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting(s) on the property or properties, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) ARE AS FOLLOWS, A SIGN MUST BE POSTED ON THE PROPERTY **BY WEDNESDAY, APRIL 4, 2018**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 18-0194

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, April 25, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0194.

CC 18-0194 **ORDINANCE - Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street and 352 and 360 Davis Street** - FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Section 5-201(a) and Table 10-301 (C-5)
Baltimore City Revised Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Ryan J. Potter, Esquire
Gallagher, Evelius & Jones, LLP
218 North Charles Street
Baltimore, MD 21201
410-727-7702

ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:

RICHARD HOFFMAN
AMERICAN DRAFTING SERVICE
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047

PHONE: (410) 879-3122
E-MAIL: DICK_E@COMCAST.NET

LA GRANDE VISION
JAMES EARL REID
408 E. EAGER STREET
BALTIMORE, MARYLAND 21202

PHONE: (410) 448-4913 or (410) 783-1555

FAX (410) 783-1559

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040


PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030
PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

OR ANY OTHER COMPANY OF YOUR CHOICE. THE SIGNS MUST BE MADE IN ACCORDANCE WITH THE RULES OF THE BOARD OF MUNICIPAL AND ZONING APPEALS.

THIS OFFICE IS NOT ASSOCIATED WITH ANY OF THE ABOVE DRAFTING COMPANIES, NOR DO WE RECOMMEND ANY SPECIFIC ONE.

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0194/ ZONING – CONDITIONAL USE PARKING LOT – 347-357 NORTH CALVERT STREET AND 352 AND 360 DAVIS STREET		

DATE:

TO

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

March 9, 2018

At its regular meeting of March 8, 2018, the Planning Commission considered City Council Bill #18-0194, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), 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 and approval of City Council Bill #18-0194 and adopted the following resolution; nine members being present (nine in favor):

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- will not be detrimental to or endanger the public health, security, general welfare, or morals;
- is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- is not otherwise in any way contrary to the public interest;
- is in harmony with the purpose and intent of that article; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City; and further

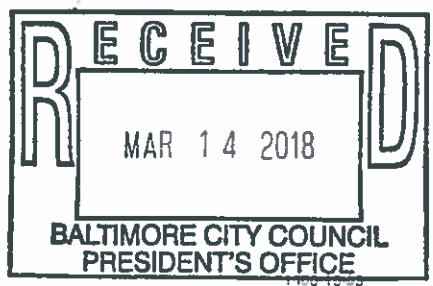
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0194 be amended and approved by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/ewt

attachment

favorable with Amendments



cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Katelyn McCauley, DOT
Ms. Natawna Austin, Council Services
Mr. Ryan Potter, Esq.



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 8, 2018

REQUEST: City Council Bill #18-0194/ Zoning – Conditional Use Parking Lot – 347-357 North Calvert Street and 352 and 360 Davis Street:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

RECOMMENDATION: Amendment and approval, with the following amendment:

- That the site plan and landscaping plans approved by the Department of Planning are attached to, and made part of the legislation.

STAFF: Eric Tiso

PETITIONER: Mercy Medical Center, Inc. c/o Ryan Potter, Esq.

OWNER: Mercy Medical Center, Inc.

SITE/GENERAL AREA

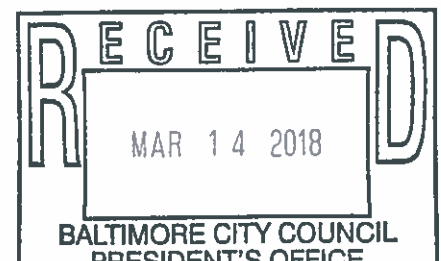
Site Conditions: This group of properties is located on the east side of North Calvert Street, approximately 31' south of the intersection with Bath Street and the elevated Orleans Street. Two unimproved lots fronting on Davis Street to the rear are included in this group. The developed parcels on North Calvert Street are currently improved with three-story buildings that cover nearly all of their respective parcels that are zoned C-5-DC. They are located between the Mary Catherine Bunting Center to the west, and the Mercy garage to the east. This site is located within the regulated floodplain.

General Area: This site is located in the Downtown area, which includes governmental, commercial, residential, and institutional buildings of significant size and density mixed with older buildings of lower scale. It is bordered on the north by Orleans Street, I-83 (President Street) on the east, East Lombard Street to the south, and North Paca Street on the west.

HISTORY

- This site is located within the Central Business District Urban Renewal Plan (URP) area, which was established by Ord. #01-170, dated May 25, 2001. The URP was amended by Ord. #06-348, dated July 10, 2006 (Amendment #1).

*Favorable with
Amendments*



ANALYSIS

Project: Mercy Medical Center has acquired these parcels, and will demolish them in order to consolidate them and build a temporary valet parking lot with 48 parking spaces. Access to the parking lot will be from Davis Street. This project will allow for the productive use and maintenance of these lots, until a future hospital building can be built on it. The site will be fenced with black decorative metal fencing. The proposed landscape plan provides for screening on the west and north, to include shrubs between major trees outside of the fence. A sunset provision has been built into the bill that will allow the parking lot to remain for four years from the date of enactment, with the potential for a two-year extension.

Conditional Use: Per §5-406 {"Approval standards"} of Article 32 – *Zoning*:

(a) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals, nor the City Council, as the case may be, may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

For these approval standards, staff finds that:

- (1) the establishment of a temporary parking lot in this location will not be detrimental to the public. These buildings are currently in disrepair, and it is not economically feasible to rehabilitate them. The parking lot will remove a potential hazard in allowing for the demolition of the existing buildings, and construction of a parking lot, with the promise of future hospital development on this site.
- (2) This use is not precluded by any law, to include the Central Business URP, which only required that a building permit be filed prior to a demolition permit being issued. The construction permit for this parking lot satisfies that requirement.
- (3) We believe that this proposed temporary development will be a benefit to the immediate area, and will allow for more significant hospital development in the near future. This more productive use of the land will improve this block.
- (4) The proposed plan will meet the requirements of the zoning code, the Central Business URP, Site Plan Review, and requirements of the regulated floodplain.

Below is the staff's review of §5-406(b) {"Required considerations"} of Article 32 – *Zoning*:
Staff finds that:

- (1) The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of proposed development is reasonable, with an included sunset date that will encourage future development.
- (2) The downtown area is well served by a transportation network, that the transportation patterns will not be disrupted, and that this temporary parking lot will provide off-street parking that will serve the immediately adjacent hospital

- (3) The nature of this site and surrounding area and this proposed temporary parking lot will not impair present or future development on this site, or in the immediate area.
- (4) The proposed development will not negatively impact dwellings, churches, schools, public structures, or other places of public gathering.
- (5) The properties are accessible by fire and emergency vehicles.
- (6) The proposed temporary parking lot will not impact the accessibility to light and air by the premises or by property in the vicinity.
- (7) The properties are sufficiently served by existing utilities, access by roads, drainage, and other necessary facilities that have been or will be provided.
- (8) The properties do not have any registered or designated historic landmarks or structures.
- (9) The proposed development will not negatively impact the character of the neighborhood.
- (10) The proposed development will not negatively impact any provisions of the City's Comprehensive Master Plan.
- (11) The proposed development will not negatively impact any provisions of the Central Business District Urban Renewal Plan (URP).
- (12) The proposed development will meet all applicable standards and requirements of the Zoning code.
- (13) The proposed development satisfies the intent and purpose of the Zoning code.
- (14) That this proposal is in the interest of the general welfare, in that it allows for the removal of buildings that are deteriorating, it will allow for a productive interim use, while awaiting more significant future development.

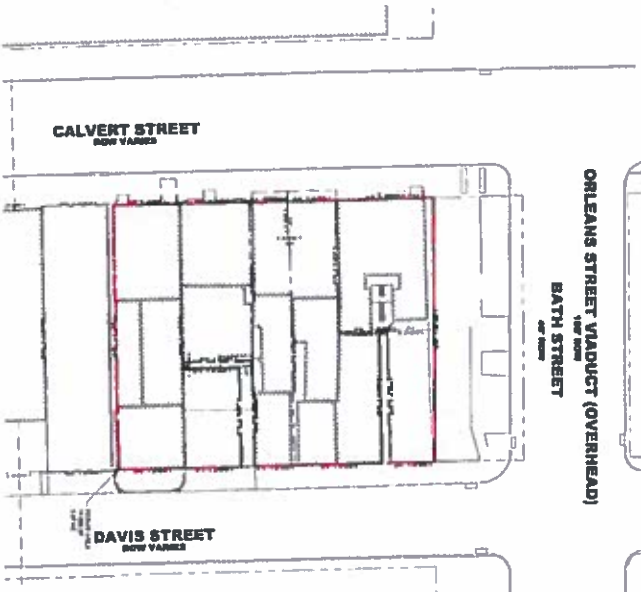
Notification: The Downtown Partnership of Baltimore and the Baltimore Development Corporation have been notified of this action.



Thomas J. Stosur
Director

TEMPORARY PARKING LOT

347-357 N CALVERT ST & 352 & 360 DAVIS ST
BALTIMORE, MD 21202



RECEIVED

MAR 14 2018

BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE



Sheet List Table

Sheet Number	Sheet Title
001	COVER SHEET
002	UTILITY CONDITIONS
003	PROPOSED PAVEMENT
004	LANDSCAPE PLAN

SURVEY INFORMATION
 The survey was conducted by Kimley-Horn and Associates, Inc. on 02/15/2018. The survey was performed in accordance with the Maryland Professional Surveyors Act, Title 17, Subtitle 10, of the Code of Maryland Regulations, and the Surveyors' Board of the State of Maryland. The survey was performed by the following licensed surveyors: [List of Surveyors]

PROPERTY DEVELOPER/OWNER
 MERCY HEALTH SERVICES
 1100 ALLEN MILBURN
 BALTIMORE, MD 21201
 TEL: 410.203.2000
 FAX: 410.203.2000

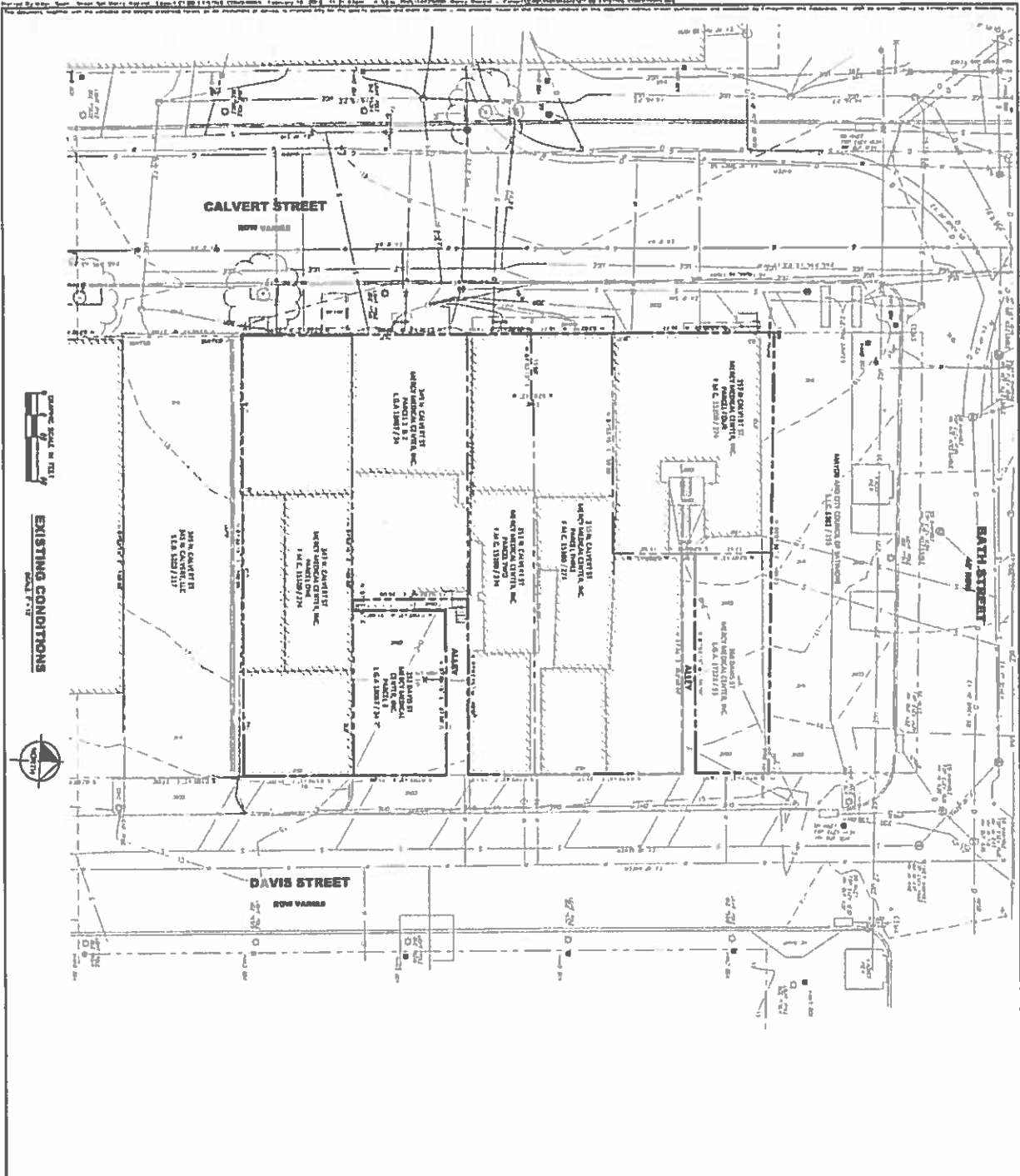
LANDSCAPE ARCHITECT/CIVIL ENGINEER
 KIMLEY-HORN & ASSOCIATES, INC.
 1100 ALLEN MILBURN
 BALTIMORE, MD 21201
 TEL: 410.203.2000
 FAX: 410.203.2000

SITE INFORMATION

ADDRESS	WARD	SECTION	BLOCK	LOT	AREA (SQ)	AREA (AC)
347-357 N CALVERT ST & 352 & 360 DAVIS ST	11	111	111	111	11,111	0.255

MERCY MEDICAL - CALVERT PREPARED FOR MERCY HEALTH SERVICES	COVER SHEET	Kimley-Horn <small>© 2018 KIMLEY-HORN AND ASSOCIATES, INC.</small>	SHEET NO. 001 OF 004 DATE: 02/15/2018 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]
--	--------------------	--	---

194



EXISTING CONDITIONS

DATE: 07/15/2018

PROJECT: MERCY MEDICAL - CALVERT

SCALE: AS SHOWN

DATE: 07/15/2018

PROJECT: MERCY MEDICAL - CALVERT

SCALE: AS SHOWN

ENVIRONMENTAL SITE FEATURES

1. Utility poles and lines
2. Existing structures
3. Existing parking lots
4. Existing streets
5. Existing sidewalks
6. Existing utility easements
7. Existing utility vaults
8. Existing utility manholes
9. Existing utility vaults

SURVEY LEGEND

- 1. Proposed Lot
- 2. Existing Lot
- 3. Existing Structure
- 4. Existing Parking
- 5. Existing Street
- 6. Existing Sidewalk
- 7. Existing Utility Easement
- 8. Existing Utility Vault
- 9. Existing Utility Manhole
- 10. Existing Utility Vault
- 11. Existing Utility Manhole
- 12. Existing Utility Vault
- 13. Existing Utility Manhole
- 14. Existing Utility Vault
- 15. Existing Utility Manhole
- 16. Existing Utility Vault
- 17. Existing Utility Manhole
- 18. Existing Utility Vault
- 19. Existing Utility Manhole
- 20. Existing Utility Vault

EXISTING LEGEND

- 1. Existing Structure
- 2. Existing Parking
- 3. Existing Street
- 4. Existing Sidewalk
- 5. Existing Utility Easement
- 6. Existing Utility Vault
- 7. Existing Utility Manhole
- 8. Existing Utility Vault
- 9. Existing Utility Manhole
- 10. Existing Utility Vault
- 11. Existing Utility Manhole
- 12. Existing Utility Vault
- 13. Existing Utility Manhole
- 14. Existing Utility Vault
- 15. Existing Utility Manhole
- 16. Existing Utility Vault
- 17. Existing Utility Manhole
- 18. Existing Utility Vault
- 19. Existing Utility Manhole
- 20. Existing Utility Vault

SURVEY INFORMATION

DATE: 07/15/2018

PROJECT: MERCY MEDICAL - CALVERT

SCALE: AS SHOWN

DATE: 07/15/2018

PROJECT: MERCY MEDICAL - CALVERT

SCALE: AS SHOWN

MERCY MEDICAL - CALVERT

PREPARED FOR

MERCY HEALTH SERVICES

SCALE: AS SHOWN

DATE: 07/15/2018

EXISTING CONDITIONS

Kimley»Horn

1000 N. W. 10th St., Suite 1000, Ft. Lauderdale, FL 33304

TEL: 954.525.1000 FAX: 954.525.1001

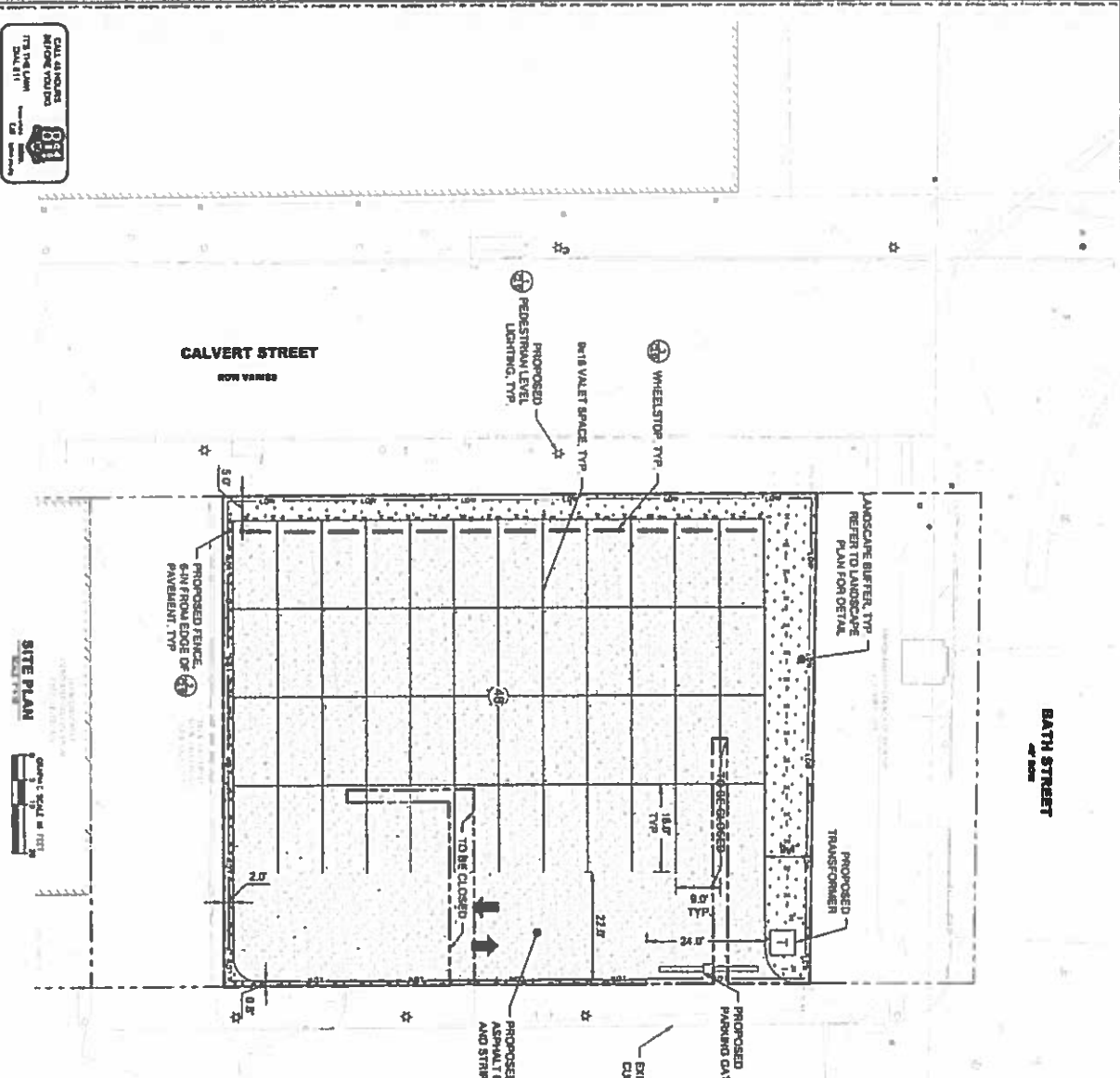
WWW.KIMLEYHORN.COM

DATE: 07/15/2018

PROJECT: MERCY MEDICAL - CALVERT

SCALE: AS SHOWN





DEED PARTIAL

NO.	ADDRESS	BLOCK	LOT	LOW (SQ)	LOW (AC)	DESCRIPTION
1	347 N CALVERT ST	6000	301	2,200	0.05	APART 1, BLDG 1 AND STRIPING
2	347 N CALVERT ST	6000	302	1,200	0.03	APART 2, BLDG 1 AND STRIPING
3	347 N CALVERT ST	6000	303	1,200	0.03	APART 3, BLDG 1 AND STRIPING
4	347 N CALVERT ST	6000	304	1,200	0.03	APART 4, BLDG 1 AND STRIPING
5	347 N CALVERT ST	6000	305	1,200	0.03	APART 5, BLDG 1 AND STRIPING
6	347 N CALVERT ST	6000	306	1,200	0.03	APART 6, BLDG 1 AND STRIPING
7	347 N CALVERT ST	6000	307	1,200	0.03	APART 7, BLDG 1 AND STRIPING
8	347 N CALVERT ST	6000	308	1,200	0.03	APART 8, BLDG 1 AND STRIPING
9	347 N CALVERT ST	6000	309	1,200	0.03	APART 9, BLDG 1 AND STRIPING
10	347 N CALVERT ST	6000	310	1,200	0.03	APART 10, BLDG 1 AND STRIPING
11	347 N CALVERT ST	6000	311	1,200	0.03	APART 11, BLDG 1 AND STRIPING
12	347 N CALVERT ST	6000	312	1,200	0.03	APART 12, BLDG 1 AND STRIPING

SITE INFORMATION

1. Total lot area: 11,900 SF (0.27 AC)
 2. Total lot area: 11,900 SF (0.27 AC)
 3. Total lot area: 11,900 SF (0.27 AC)
 4. Total lot area: 11,900 SF (0.27 AC)
 5. Total lot area: 11,900 SF (0.27 AC)

PAVEMENT SECTIONS

1. 1" Hot Bituminous Asphalt (Type A)
 2. 1" Hot Bituminous Asphalt (Type B)
 3. 1" Hot Bituminous Asphalt (Type C)
 4. 1" Hot Bituminous Asphalt (Type D)
 5. 1" Hot Bituminous Asphalt (Type E)

GENERAL NOTES

1. All work shall be done in accordance with the specifications.
2. All work shall be done in accordance with the specifications.
3. All work shall be done in accordance with the specifications.
4. All work shall be done in accordance with the specifications.
5. All work shall be done in accordance with the specifications.

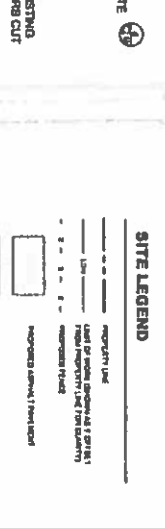
PARKING TABULATION

1. Total number of parking spaces: 11
 2. Total number of parking spaces: 11
 3. Total number of parking spaces: 11
 4. Total number of parking spaces: 11
 5. Total number of parking spaces: 11

SURVEY INFORMATION

1. Survey conducted by Kimley-Horn & Associates, Inc. on 07/10/2018.
 2. Survey conducted by Kimley-Horn & Associates, Inc. on 07/10/2018.
 3. Survey conducted by Kimley-Horn & Associates, Inc. on 07/10/2018.
 4. Survey conducted by Kimley-Horn & Associates, Inc. on 07/10/2018.
 5. Survey conducted by Kimley-Horn & Associates, Inc. on 07/10/2018.

LIMIT OF WORK = 11,900 SF (0.27 AC)
LIMIT OF DISTURBANCE = 0 SF
EARTHWORK = 0 CY



MERCY MEDICAL - CALVERT
 PREPARED FOR
MERCY HEALTH SERVICES

SITE PLAN

Kimley-Horn

1511 14th St N
 Charlotte, NC 28203
 704.375.1100
 www.kimley-horn.com

DATE: 07/10/2018
 TIME: 10:00 AM
 DRAWN BY: J. HORN
 CHECKED BY: J. HORN
 APPROVED BY: J. HORN

1511 14th St N
 Charlotte, NC 28203
 704.375.1100
 www.kimley-horn.com

1511 14th St N
 Charlotte, NC 28203
 704.375.1100
 www.kimley-horn.com

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

April 25, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

**RE: CC Bill. #18-0194: Zoning – Conditional Use Parking Lot – 347-357
North Calvert Street 352 and 360 Davis Street**

Ladies and Gentlemen:

City Council Bill No. 18-0194 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 18-0194 is to permit, subject to certain conditions, the establishment, maintenance, and operation of a surface parking lot to be located at 347-357 N. Calvert Street, and 352 and 360 Davis Street, as outlined in red on the accompanying plat.

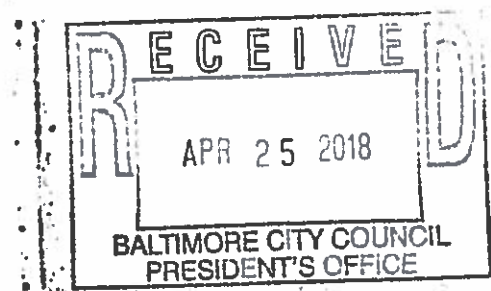
The BMZA has reviewed the legislation and concurs with the report and recommendation of the Planning Commission and the Planning Department in support of the passage of City Council Bill No. 18-0194.

Sincerely,


Derek J. Baumgardner
Acting Executive Director

CC: Mayor's Office of Council Relations
Office of the City Council President
Legislative Reference

F



received
4-25-18 JAC

FROM	NAME & TITLE	Michelle Pourciau, Director <i>MJP</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0194		

TO: Mayor Catherine E. Pugh

DATE: March 14, 2018

TO: Respective City Council Land Use and Transportation Committee

FROM: Department of Transportation

POSITION: Support

RE: City Council Bill 18-0194 - Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street and 352 and 360 Davis Street

INTRODUCTION – This bill proposes a conditional use parking lot at 347-357 North Calvert Street and 352 and 360 Davis Street For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011).

PURPOSE/PLANS – Mercy Medical Center Inc., is seeking approval to establish, maintain, and operate a parking lot to be utilized by Mercy Medical Center employees.

BRIEF HISTORY – Due to the zoning of the property, C-5, there is a need for City Council authorization by ordinance for conditional use.

FISCAL IMPACT – Not applicable at this time.

AGENCY/DEPARTMENT POSITION –

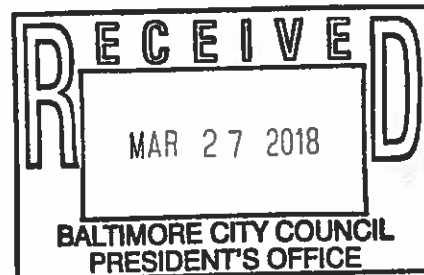
The Department of Transportation supports City Council Bill 18-0194.

If you have any questions, please do not hesitate to contact Katelyn McCauley at Katelyn.McCauley@baltimorecity.gov, (443) 677-9391.

Sincerely,

Michelle Pourciau
Michelle Pourciau
Director

f



CITY OF BALTIMORE

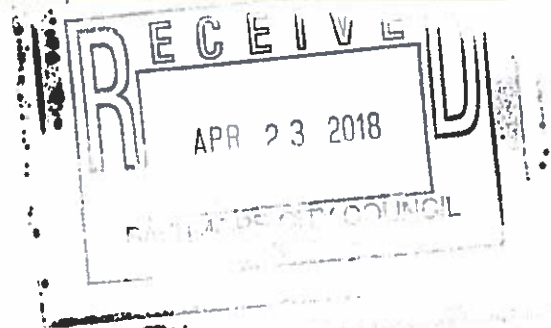
CATHERINE E. PUGH,
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

April 20, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 18-0194 - Zoning – Conditional Use Parking Lot– 347-357 North Calvert Street and 352 and 360 Davis Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0194 for form and legal sufficiency. The bill permits, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert and 352 and 360 Davis Street.

This property is zoned C-5-DC, which requires parking lots as a principal use to be approved by ordinance. City Code, Art. 32, Table 10-301. Under the City Code, approval of a conditional use must be based on a finding that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Art. 32, § 5-406(a). Moreover, the finding must be guided by 14 “considerations” involving such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development”: “the resulting traffic patterns and adequacy of proposed off-street parking”; etc. *See* Art. 32, § 5-406(b).

The Law Department notes that the Planning Commission’s Report (“Report”) indicates that the Planning staff has reviewed and commented on the facts pertinent to the requirements of Art. 32, § 5-406(a). The Report also reviews and comments on the 14 “considerations” required

Fav w/ comments



11

11

11

by Art. 32, § 5-406(b). Therefore, if the City Council finds facts identical or similar to the those provided in the Report, the factual requirements for approving CB 18-0194 will be satisfied.

Law Department notes further that a bill that would authorize a conditional use is classified as a "legislative authorization." Art. 32, § 5-501. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the bill. *See* Art 32, § 5-602. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* Art. 32, §§ 5-504, 5-506, 5-604. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* Art. 32 § 5-507.

In conclusion, if the City Council agrees with the facts contained in the Report, the Law Department is prepared to approve the bill for form and legal sufficiency, assuming all other procedural requirements are met.

Sincerely,



Victor K. Tervala
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant Solicitor



100

100

100

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

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

From: Michael Braverman, Housing Commissioner *MB*

Date: April 23, 2018

Re: City Council Bill 18-0194 - Zoning – Conditional Use Parking Lot – 347-357 North Calvert Street and 352 and 360 Davis Street

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0194, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584; Lots 016 7 and 011).

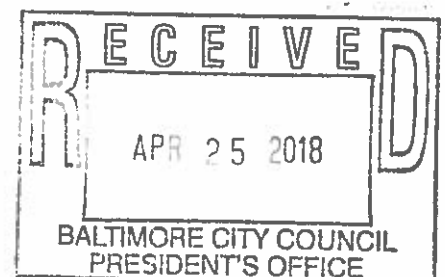
If enacted, this bill would support the development of a temporary valet parking lot for 48 vehicles on parcels owned by the Mercy Medical Center. The Medical Center purchased the parcels, cleared and consolidated them for future development of a hospital building. The temporary parking lot will be fenced with decorative fencing, landscaped, and can remain for four years with the potential for a two-year extension.

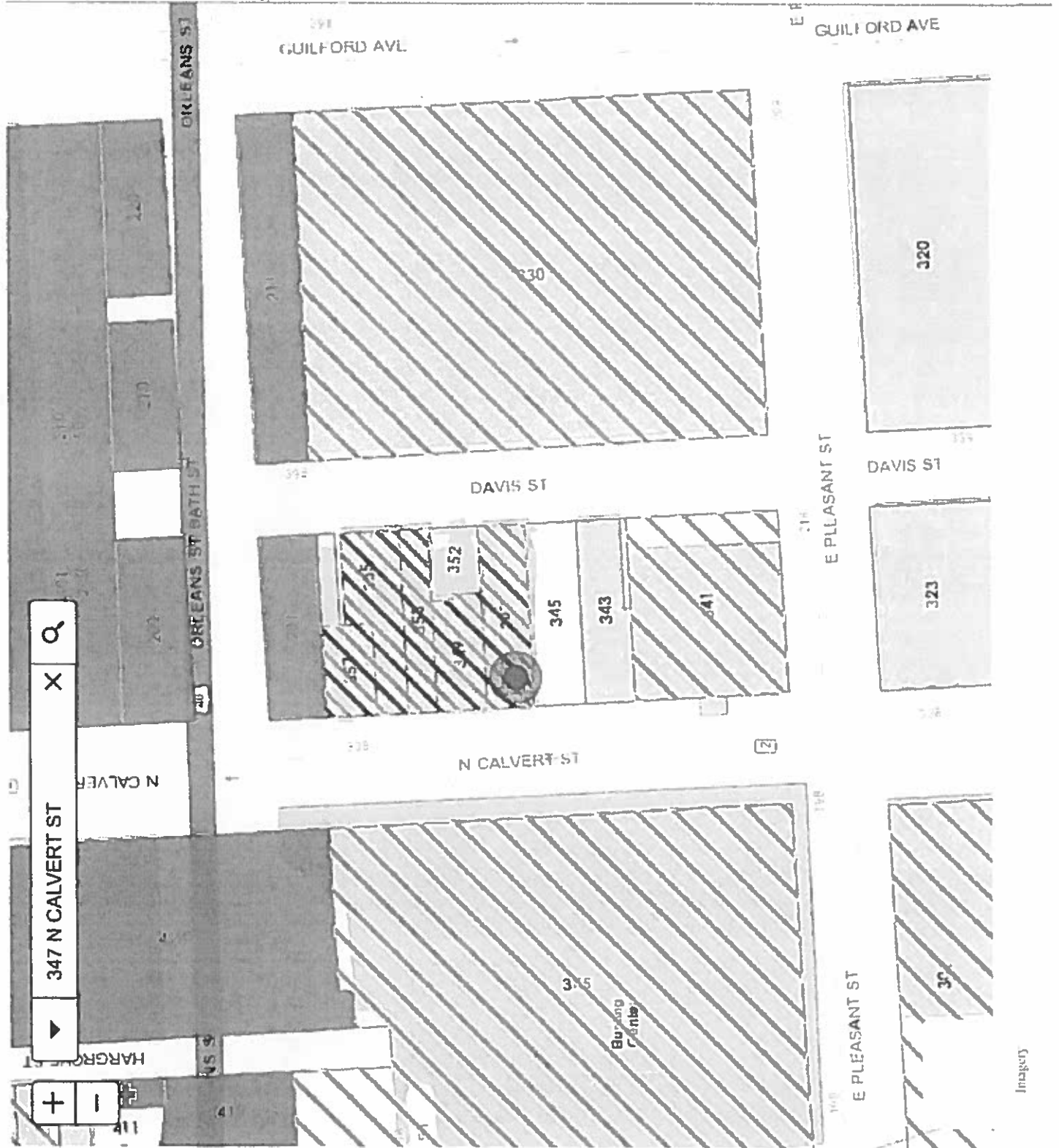
The Department of Housing and Community Development supports the passage of City Council Bill 18-0194.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*

F





- BPD
- Green Network
- BRNI, CL, CORI
- Liquor
- HABC Scattere
- HO Incentives
- SCE Phase 5 A
- Analytics - He)
- Vacancy-Relat
- Code Enforcer
- ▲ Rec Settlic
- ▲ Rec Filed
- \$900 Citati-
- City Dispositio
- Sold
- Awarded
- Pending
- Available
- Adopt-A-Lot
- Foreclosures 2:
- Tax Certificate
- Permits
- U&O on VB
- DEM Since
- UnderPerm
- VBN Dynamics
- VBN Dynamics
- + Vacant Lot
- New, Still V
- New, No Lc
- Old, Still Vc
- Old, No Lot

Imagery



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO *W. H. Cole*

DATE: March 28, 2018

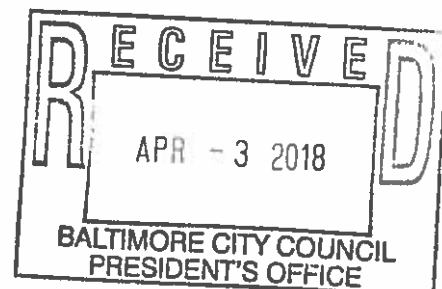
SUBJECT: City Council Bill No. 18-0194
Zoning – Conditional Use Parking Lot

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0194 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street and 352 and 360 Davis Street.

Permitting the establishment of this parking lot, as outlined on City Council Bill No. 18-0194, will allow temporary use by Mercy Medical Center until further development of the downtown medical campus takes place. Mercy's history and dedication to providing quality employment to residents of Baltimore City gives BDC confidence that future plans for this site will expand job opportunities for Baltimore residents and strengthen the city's critical medical sector.

BDC respectfully request that favorable consideration is given by the City Council to Bill No. 18-0194 as long as the surface lot is temporary.

cc: Kyron Banks



Fav w/ comments

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, April 25, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0194

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0194 **Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street and 352 and 360 Davis Street**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

Sponsors: Eric T. Costello

A motion was made by Member Costello, seconded by Member Clarke, that the bill be recommended favorably. The motion carried by the following vote:

Yes: 7 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

ADJOURNMENT

- THIS MEETING IS OPEN TO THE PUBLIC



HEARING NOTES

Bill: 18-0194

**Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street
and 352 and 360 Davis Street**

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: April 25, 2018
Time (Beginning): 1:10 PM
Time (Ending): 1:20 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~28
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?.....	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Costello, Eric		
Seconded by.....	Councilmember Clarke, Mary Pat		
Final Vote:	Favorable with Amendments		

Major Speakers
(This is not an attendance record.)

- The Honorable Eric Costello, Sponsor
 - Mr. Eric Tiso, Representative, Planning Commission
 - Ms. David Framm, Department of Transportation
 - Mr. Derrick Baumgardner, Board of Municipal Zoning Appeals
 - Ms. Sharon, DaBoin, Department of Housing and Community Development
 - Mr. Victor Tervalá, Department of Law
 - Mr. Kyron Banks, Office of the Mayor
 - Mr. Ryan Potter, Representative, Mercy Medical Center
-

Major Issues Discussed

1. Councilman Reisinger read the bill's number, title and purpose.
 2. Councilman Costello provided background information about the bill. The property will be used for a temporary parking lot for Mercy Medical Center. There were a number of severely dilapidated buildings on the site that were torn down. The community is in support of the use. There is a two-year sunset provision for the conditional use parking lot.
 3. Mr. Eric Tiso presented the Planning Commission's report which included proposed amendments to make the site plan and landscaping plan part of the legislation.
 4. Mr. Tervalá indicated that the Law Department supports the bill for form and legal sufficiency.
 5. Mr. Ryan Potter testified in support of the bill. The parking lot will be used for valet parking. Mercy Medical Center intends to construct a hospital center on the site in the future.
 6. The committee voted to approve the findings of fact taken from oral and written testimony. The committee also approved the Planning Department's proposed amendment.
 7. The hearing was adjourned.
-

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

Reisinger, Edward, Chairman..... Yea
Middleton, Sharon, Vice Chair..... Yea
Clarke, Mary Pat..... Yea

Costello, Eric Yea
Dorsey, Ryan Yea
Pinkett, Leon..... Yea
Stokes, Robert:..... Yea

Jennifer L. Coates, Committee Staff
cc: Bill File
OCS Chrono File



Date: April 25, 2018



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation Chairperson: Edward Reisinger
 Date: April 25, 2018 Time: 1:00 PM Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street and 352 and 360 Davis Street CC Bill Number: 18-0194

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY	
						FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DAVID	KAWM	200	N. 1611/10th	21202	DAVID.FAHMEBALTIMORE.GOV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, April 25, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0194

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0194

Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street and 352 and 360 Davis Street

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

Sponsors:

Eric T. Costello

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, April 25, 2018

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0194

***Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street
and 352 and 360 Davis Street***

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Larry Greene

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac "Yitzy" Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Marguerite Currin

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)



BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0194

**Zoning - Conditional Use Parking Lot - 347-357 North Calvert Street
and 352 and 360 Davis Street**

Sponsor: Councilmember Costello

Introduced: February 28, 2018

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

Effective: 30th day after enactment

Hearing Date/Time/Location: April 25, 2018 /1:05 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable/Amend
Board of Municipal and Zoning Appeals	
Department of Transportation	Favorable
Department of Law	Favorable/Comments
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable/Comments

Analysis

Current Law

Article 32 – Zoning; Section 5-201(a) and Table 10-301 (C-5); Baltimore City Revised Code (Edition 2000).

Background

Situated on the southeast corner of the intersection of North Calvert Street and Bath Street (just under the Orleans Street overpass), the properties at 347-357 North Calvert Street and 352 and 360 Davis Street are located in the downtown area near governmental, commercial, residential and institutional buildings. Density in the area is significant. The site is also located within the Central Business District Urban Renewal Plan area. The properties are zoned C-5 Downtown District. The site is unimproved. An alley separates the proposed site from the property just south at 343 N. Calvert Street. Further south of the site, on Calvert Street, are developed parcels that cover nearly all of their respective lots. A garage, owned by Mercy lies to the east of the site and the Mary Catherine Bunting Center to the west.

The site is currently owned by Mercy Medical Center, Inc., the applicant. Mercy acquired the parcels, demolished structures that were on the site and proposes to build a temporary valet parking lot with 48 parking spaces. Access will be from Davis Street. In the future, Mercy intends to construct a future hospital building on the site.

Permission to be granted by Bill 18-0194 would apply for 4 years from the effective date, which begins 30 days after enactment. The applicant is also entitled to a 2-year extension, to be granted by the Director of Planning, if efforts have been made to develop the property.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates
Analysis Date: April 23, 2018

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 18-0194
(First Reader)**

Introduced by: Councilmember Costello

At the request of: Mercy Medical Center, Inc.

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201

Telephone: 410-727-7702

Introduced and read first time: February 26, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking Lot –**
3 **347-357 North Calvert Street and 352 and 360 Davis Street**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a parking lot on the properties known as 347-357 North Calvert Street (Block
6 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016
7 and 011), as outlined in red on the accompanying plat.

8 BY authority of
9 Article 32 - Zoning
10 Section 5-201(a) and Table 10-301 (C-5)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the establishment, maintenance, and operation of a parking lot on the
15 properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and
16 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the plat
17 accompanying this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and
18 Table 10-301 (C-5), subject to the condition that the parking lot complies with all applicable
19 federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the permission granted by this Ordinance
21 applies for 4 years from the date that this Ordinance becomes effective; and, at the end of that
22 period, with no further action by the Mayor and City Council, this permission will be abrogated
23 and of no further effect. If bona fide efforts have been made to develop the property, as
24 determined in the reasonable judgment of the Director of Planning, the property owner shall be
25 entitled to a 2-year extension of this permission to be conclusively evidenced by a letter from the
26 Director of Planning.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 18-0194

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
10 after the date it is enacted.

**CITY OF BALTIMORE
COUNCIL BILL 18-0194
(First Reader)**

Introduced by: Councilmember Costello

At the request of: Mercy Medical Center, Inc.

Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201

Telephone: 410-727-7702

Introduced and read first time: February 26, 2018

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning
Appeals, Planning Commission, Department of Housing and Community Development,
Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking Lot –**
3 **347-357 North Calvert Street and 352 and 360 Davis Street**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a parking lot on the properties known as 347-357 North Calvert Street (Block
6 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016
7 and 011), as outlined in red on the accompanying plat.

8 BY authority of

9 Article 32 - Zoning
10 Section 5-201(a) and Table 10-301 (C-5)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the establishment, maintenance, and operation of a parking lot on the
15 properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and
16 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the plat
17 accompanying this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and
18 Table 10-301 (C-5), subject to the condition that the parking lot complies with all applicable
19 federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the permission granted by this Ordinance
21 applies for 4 years from the date that this Ordinance becomes effective; and, at the end of that
22 period, with no further action by the Mayor and City Council, this permission will be abrogated
23 and of no further effect. If bona fide efforts have been made to develop the property, as
24 determined in the reasonable judgment of the Director of Planning, the property owner shall be
25 entitled to a 2-year extension of this permission to be conclusively evidenced by a letter from the
26 Director of Planning.

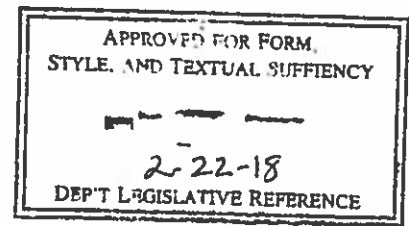
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 18-0194

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
10 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Costello
At the request of: Mercy Medical Center, Inc.
Address: c/o Ryan J. Potter, Esquire, Gallagher Evelius & Jones LLP, 218 North Charles Street,
Suite 400, Baltimore, Maryland 21201
Telephone: 410-727-7702

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking Lot –
347-357 North Calvert Street and 352 and 360 Davis Street**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the accompanying plat.

BY authority of

Article 32 - Zoning
Section 5-201(a) and Table 10-301 (C-5)
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking lot on the properties known as 347-357 North Calvert Street (Block 0584, Lots 004, 005, 007, 008, and 009) and 352 and 360 Davis Street (Block 0584, Lots 016 and 011), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 10-301 (C-5), subject to the condition that the parking lot complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That the permission granted by this Ordinance applies for 4 years from the date that this Ordinance becomes effective; and, at the end of that period, with no further action by the Mayor and City Council, this permission will be abrogated and of no further effect. If bona fide efforts have been made to develop the property, as determined in the reasonable judgment of the Director of Planning, the property owner shall be entitled to a 2-year extension of this permission to be conclusively evidenced by a letter from the Director of Planning.

SECTION 3. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

STATEMENT OF INTENT

FOR

Property known as 347 – 357 North Calvert Street, and 352 and 360 Davis Street, as depicted on the plat accompanying the subject bill

1. Applicant's name, address, and telephone number: Mercy Medical Center, Inc., c/o Ryan J. Potter, Esq., Gallagher Evelius & Jones LLP, 218 N. Charles Street, Suite 400, Baltimore, Maryland 21201 Telephone: (410) 727-7702
2. All proposed zoning changes for the property: Applicant seeks approval for the establishment, maintenance, and operation of a parking lot on the property, which is zoned C-5, necessitating conditional use authorization by ordinance of the City Council.
- 3 All intended uses of the property: surface parking lot for use of Mercy Medical Center staff.
4. Current owner's name, address, and telephone number: Mercy Medical Center, Inc., 345 St. Paul Place, Baltimore, Maryland 21202, (410) 332-9267.
5. The property was acquired by the current owner on the following dates, by deeds recorded in the Land Records of Baltimore City:
April 5, 2013, Liber 15100, folio 274;
May 3, 2016, Liber 18067, folio 034; and
June 5, 2015, Liber 17228, folio 093;
6. (a) There is ___ is not X a contract contingent on the requested legislative authorization.
(b) If there is a contract contingent on the requested legislative authorization:
 - (i) The names and addresses of all parties to the contract are *{use additional sheet if necessary}*:

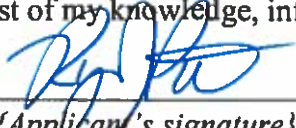
 - (ii) The purpose, nature, and effect of the contract are:



7. (a) The applicant is ____ is not X acting as an agent for another.
- (b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are *{use additional sheet if necessary}*

AFFIDAVIT

I, Ryan J. Potter, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



{Applicant's signature}

Date: 1/30/18



SHEET NO. 56 OF THE ZONING DISTRICT MAP OF THE BALTIMORE CITY ZONING CODE



N.T.S

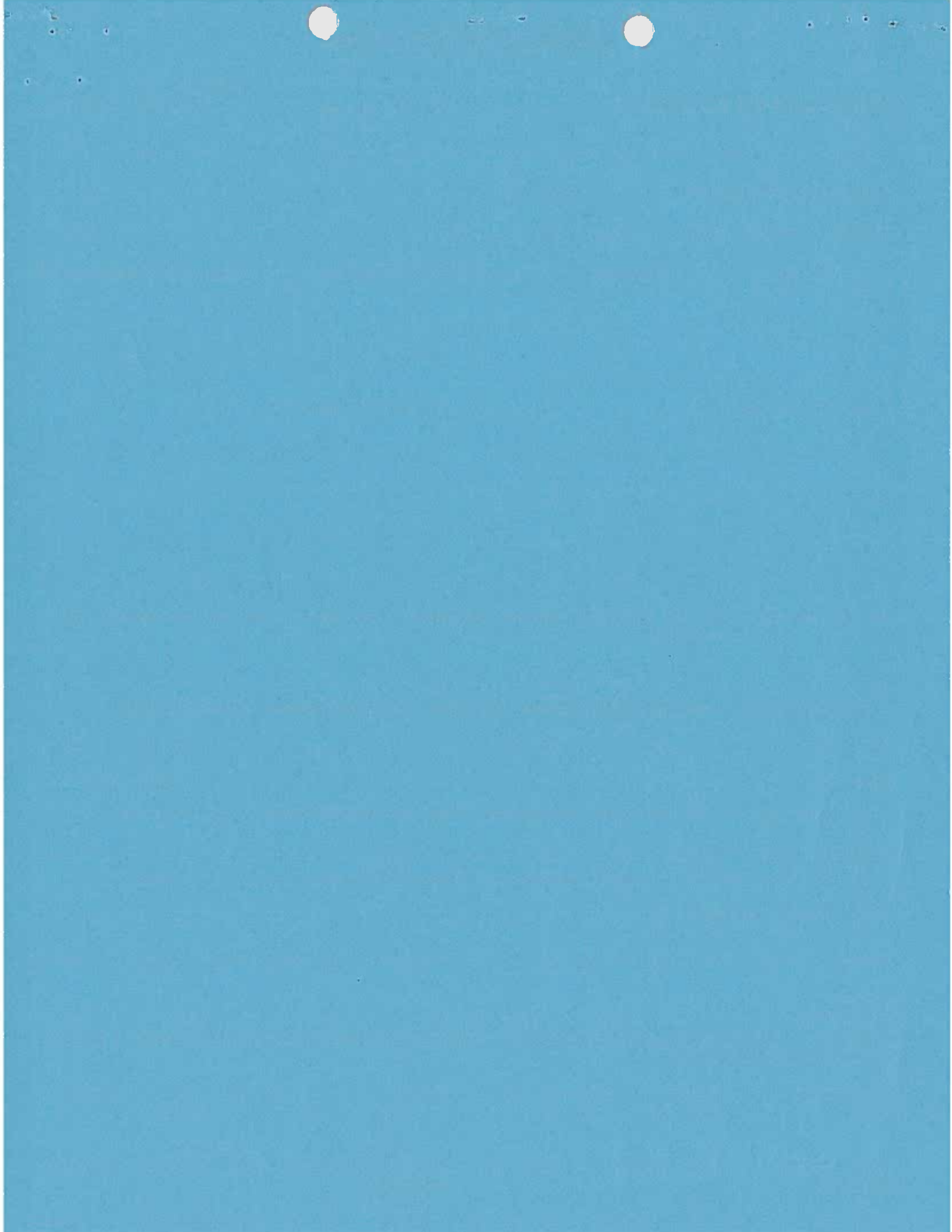
IN CONNECTION WITH PROPERTIES KNOWN AS Nos. 347, 349, 353, 355, 357 N CALVERT STREET, AND 352 AND 360 DAVIS STREET. THE APPLICANT WISHES TO SHOW THAT THE PROPOSED USE OF THE AFOREMENTIONED PROPERTIES, AS OUTLINED IN RED ABOVE, QUALIFIES AS AN APPROVED USE IN C-5-DC.
WARD - 04 SECTION - 12 BLOCK - 0584 LOTS - 4, 5, 7, 8, 9, 11 & 16

LEGEND

-  C-5-DC
-  C-5-HT
-  OR-2

MAYOR

PRESIDENT CITY COUNCIL



ACTION BY THE CITY COUNCIL

FEB 26 2018 20

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON April 25, 2018

COMMITTEE REPORT AS OF April 30, 2018

_____ FAVORABLE _____ UNFAVORABLE FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edward H. Benson
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

APR 30 2018 20

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ MAY 07 2018

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

Bruce J. Perry
President

Lillian J. Deen
Chief Clerk