



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Caron Watkins Interim Director, Office of Equity & Civil Rights Interim Chief Equity Officer
ANALYST	Zachary Wellman Equity Policy Analyst, Office of Equity & Civil Rights
DATE	October 15, 2024
SUBJECT	OECR Report on Baltimore City Council Bill 24-0592 Zoning - Conditional Use Parking Lot - 301 East Lombard Street (a/k/a 300 East Pratt Street)

OECR POSITION: No Objection

SUMMARY OF LEGISLATION

The Office of Equity & Civil Rights (OECR) has reviewed and is herein reporting on City Council Bill 24-0592 – *Zoning - Conditional Use Parking Lot - 301 East Lombard Street (a/k/a 300 East Pratt Street)*. This is a zoning ordinance bill.

The bill seeks to accomplish the following:

- Reauthorize the conditional use of 301 East Lombard Street for off-street parking.
- Provide for an expiration of the reauthorization in three years from the date the ordinance takes effect.
- Outline the opportunity to extend the reauthorization by 1 year at the discretion of the Director of the Department of Planning.
- Require the Mayor and Baltimore City Council to sign the plat upon the passage of the ordinance as evidence of its authenticity.
- Require the Director of Finance to transmit the signed plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of 14 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and 15 the Zoning Administrator.
- Provide an effective date for the ordinance (the 30th day after the bill is enacted).

The bill accomplishes this through the authority granted to the Mayor and Baltimore City Council in Article 32 - Zoning, Section 5-201(a) and Table 10-301 (C-5) of the Baltimore City Code.

ANALYSIS

City Council Bill 24-0592 intends to allow 301 East Lombard Street to resume usage as an off-street parking lot. According to the Planning Commission, the lot has operated in this capacity since 1992 and was last reauthorized for this use on September 25, 2019. The conditional use authorization expired on September 25, 2022.

The Department of Housing and Community Development reports that the parking lot is outside its Streamlined Code Enforcement Areas, Community Development Zones, or Impact Investment Areas. As such, it should not interfere with the city's equitable neighborhood development initiatives or affordable housing initiatives.

Since the property use has remained unchanged since 1992 and is not impeding equitable community development or the accessibility to public accommodations, the OECR believes the reauthorization of this plot for conditional use as an off-street parking lot should not be detrimental to Baltimore residents' equity.

CONCLUSION

The Office of Equity & Civil Rights discerns no inequity in the intent of the reauthorization for conditional use of the plat nor the existence of the off-street parking lot in this location. As such, the OECR has **no objection** to City Council Bill 24-0592.

Respectfully Submitted,



Caron Watkins

Interim Director, Office of Equity & Civil Rights