


TJS

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 #17-0007 / ZONING- CONDITIONAL USE PARKING 1000 S. ELLWOOD AVENUE		

TO

DATE:

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

March 2, 2017

At its regular meeting of March 2, 2017, the Planning Commission considered City Council Bill #17-0007 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, off-street garage on the property known as 1000 South Ellwood Avenue (to be known as 3033 Dillon Street), as outlined in red on the accompanying plat. At the same hearing, the Planning Commission reviewed and approved Subdivision #2016-041 which will create the lot in question once properly recorded in the Baltimore City land records.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #17-0007 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 #17-0007 be amended and passed by the City Council.

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

TJS/WA

Attachment

- 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
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Mr. Patrick Fleming, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Natawna Austin, Council Services
 Mr. Francis Burnszynski, PABC
 Mr. Neil Lanzi, Attorney for applicant



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 2, 2017

REQUEST: City Council Bill #2017-0007 / Zoning- Conditional Use Parking, Off-Street Garage - 1000 S. Ellwood Avenue (to be known as 3033 Dillon Street)

RECOMMENDATION: Amendment and Approval, with the following amendment:

- Add notation to legislation that the parking structure remains subject to a Baltimore City Historic Landmark designation, and as such, all exterior modifications must be reviewed and approved by CHAP.

STAFF: Matthew DeSantis, AICP

PETITIONER: Councilman Zeke Cohen, First District

OWNER: F.M. Harvey Construction, LLC

SITE/GENERAL AREA

Site Conditions: 1000 S. Ellwood Avenue is the site of the former Canton Methodist Episcopal Church and is designated as a Baltimore City Historic Landmark. The property has already been remodeled to house four separate dwelling units in a townhouse format. The subject of this ordinance is the existing four-space parking structure with a rooftop deck. Currently this structure is accessory to the historic church building but an approved subdivision would make it a principal structure/use on its own lot.

General Area: This site is located in the Canton neighborhood and is surrounded primarily by medium density rowhome style development.

HISTORY

- The subject property was designated a Historic Landmark via Ordinance #13-171. It was reviewed by the Planning Commission as CCB #2013-0244 on August 29, 2013 and was recommended for approval.

ANALYSIS

Background: The Canton Methodist Episcopal Church was the first church established in Canton when the Canton Company donated land for the construction of the congregation's first and second buildings. This church was important in the lives of the company's employees, and the civic and social health of the community. The Gothic Revival style building is the

congregation's second church building, designed by renowned Baltimore architect Charles L. Carson and built by prominent Baltimore builder Benjamin F. Bennett in 1883/1884. The church was named the Canton Methodist Episcopal Church, and by the late 20th century, it was known as the Canton United Methodist Church. The church congregation dissolved in 2007 and the building has been vacant since that time. The property was designated a local historic landmark in 2013.

Project: The property owner is currently seeking approval to subdivide the already-constructed project into five separate fee-simple lots. The first four lots would make each of the four dwelling units a separate lot. The fifth lot would separate this existing parking garage with rooftop deck and thusly make it a primary use on a new lot. Construction of the subject garage received an approval from CHAP staff on May 16, 2016 as an accessory use. Even after the subdivision of the land into five separate lots, the properties will still be subject to the same review and approval requirements under CHAP.

Amendments and Standards for Conditional Use: Staff believes that the current parking structure provided will satisfy the required findings and required considerations for conditional uses under §§ 14-204 and 14-205 of the Zoning Code by providing an attractive parking lot that functions well. Specifically:

§14-204

- Approval of this conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- The use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- The authorization is not otherwise in any way contrary to the public interest; and
- The authorization is in harmony with the purpose and intent of this article.

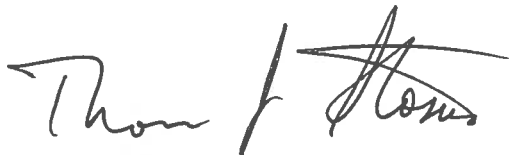
§14-205

- The nature of the proposed site, including its size and shape are adequate for a parking lot;
- There will be no negative impact to traffic patterns in the immediate area;
- Development of a parking lot will not impair the present and future development of this lot or the surrounding area;
- That there will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, and other places of public gathering;
- That there is adequate accessibility of the premises for fire and police protection;
- That there is adequate light and air to the premises and to properties in the vicinity;
- That adequate utilities, access, drainage, and other necessary facilities that have been or will be provided; and
- That the design meets all other applicable standards and requirements of this article.

Requested Amendment:

To the end that the required consideration found at §14-205(a)(11) “the preservation of cultural and historic landmarks” is satisfied, Staff recommends the amendment to the proposed legislation noting that the parking structure remains subject to a local Historic Landmark designation, and as such, all exterior modifications must be approved by CHAP.

Community Notification: The Canton Community Association has been notified.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is written in a cursive style with a large, sweeping flourish at the end.

Thomas J. Stosur
Director