


<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #12-0136 / ZONING – CONDITIONAL USE PARKING, OPEN-OFF STREET AREA – 3012 CLIFTON AVENUE		

**TO**

DATE:

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

October 19, 2012

At its regular meeting of October 18, 2012, the Planning Commission considered City Council Bill #12-0136, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3012 Clifton Avenue, as outlined in red on the accompanying plat.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendments to and approval of City Council Bill #12-0136 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0136 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/ewt

Attachment

- cc: Ms. Kaliope Parthemos, Deputy Chief for Economic and Neighborhood Development  
 Mr. Alex Sanchez, Chief of Staff  
 Ms. Angela Gibson, Mayor's Office  
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission  
 Mr. David Tanner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Mr. Nicholas Blendy, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Karen Randle, Council Services  
 Mr. Claude Hitchcock, Attorney for Applicant



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**October 18, 2012**

**REQUEST:** City Council Bill 12-0136/ Zoning – Conditional Use Parking, Open Off-Street Area – 3012 Clifton Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 3012 Clifton Avenue, as outlined in red on the accompanying plat.

**RECOMMENDATION:** Approval with the following amendments:

- The parking lot construction must comply with the approved Site Plan for this project.
- The approved Site Plan shall be made part of and attached to this legislation.

**STAFF:** Martin French

**PETITIONER:** Gospel Tabernacle Baptist Church

**OWNER:** Same

#### **SITE/ GENERAL AREA**

**Site Conditions:** This property is located on the northeast corner of the intersection with Rosedale Street. This property measures approximately 100' by 150' and is currently unimproved. This site is zoned R-6. The property was formerly occupied by a single-family detached dwelling, since razed, and was acquired by the petitioner from the Mayor and City Council in August of 2012.

**General Area:** This is a predominantly residential area, with scattered uses such as religious institutions and schools included. The Walbrook neighborhood containing this property is approximately 100 years old. The petitioner's church building is located on the opposite side of Rosedale Street one block south of the subject property. The petitioner also owns three lots across Clifton Avenue, on the southeast corner of the intersection of Clifton Avenue and Rosedale Street, that were approved collectively for use as an open off-street parking area by City Council ordinance in 1998.

#### **HISTORY**

There is no legislative history relating to this property.

## **CONFORMITY TO PLANS**

The proposed action is consistent with LIVE EARN PLAY LEARN, The Comprehensive Master Plan for Baltimore, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 3: Maintain and Create Safe, Clean, & Healthy Neighborhoods. The petitioner is committed to using this property in support of its religious activities, and has already begun a process of cleaning and maintaining the property in good condition to discourage illegal activities.

## **ANALYSIS**

This property would augment the petitioner's off-street parking resources, in response to an increase in the congregation. Even though there is already one parking lot serving this congregation, to reduce the demand on the on-street parking needed by many of the area's residents, the petitioner acquired this property with the intent of redeveloping it as a parking lot. Planning Department staff have worked with the petitioner and its engineer and have reviewed and approved the site plan for this property. The petitioner will erect a 42" high black fence around the proposed lot and plant shrubbery to screen the headlights of parking vehicles from the nearby residences. The dimensions of the parking spaces and the location of the access on the 20' alley at the rear of the property have been approved also. The petitioner will plant trees at the four corners of the property and install lighting directed downward to minimize glare into nearby residences and deter criminal activity on the property. Planning staff recommend that the parking lot at 3012 Clifton Avenue comply with the approved site plan, and additionally that the bill be amended to include the approved site plan.

It is noted that the petitioner was granted approval of its parking lot across Clifton Avenue in 1998. Currently the appearance of that parking lot is of a large paved surface bordered only by fence at the limits of the property. Planning staff are working with the petitioner to ensure that landscaping is provided for this lot.

Staff notified Citizens for Community Improvement and Councilman Mosby of this action.



**Thomas J. Stosur**  
**Director**