

CITY OF BALTIMORE

STEPHANIE RAWLINGS-BLAKE, Mayor



DEPARTMENT OF LAW

GEORGE A. NILSON, City Solicitor
101 City Hall
Baltimore, Maryland 21202

December 4, 2013

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

Re: City Council Bill 13-0259 – Zoning – Conditional Use Parking, Open Off-Street Area, for the Parking of 4 or more Automobiles – 316 South Loudon Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 13-0259 for form and legal sufficiency. The bill would allow an open, off-street parking area for 4 or more automobiles as outlined on the plat submitted with the bill. Although non-accessory, off-street parking garages for more than four automobiles are permitted in a B-2-2 Zone pursuant to Section 6-306(58) of the Zoning Code, open off-street parking areas in a B-2-2 Zone that will have more than three cars require a conditional use approved by ordinance of the City Council pursuant to Sections 6-309(1) and 6-209(3) of the Zoning Code. City Council Bill 13-0259 provides for that approval. The Bill is also subject to the requirements of Titles 14 (Conditional Uses) and 16 (Legislative Authorization) of the Zoning Code.

The Planning Commission has recommended that a site plan be attached and incorporated as part of the conditions if the City Council were to approve this bill. So long as the City Council finds that the site plan meets the criteria in Section 14-103 of the Zoning Code, the Law Department would have no objection to the amendment.

Subject to the foregoing comments, the Law Department can approve this bill and the Planning Commission's suggested amendment for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Assistant Solicitor

cc: George Nilson, City Solicitor
Angela C. Gibson, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor
Victor Tervalva, Assistant Solicitor
Jennifer Landis, Assistant Solicitor

