



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0156

**Zoning - Conditional Use Parking Lot - 1207 and 1209 E. 43rd Street and
1204 Springfield Avenue**

Sponsor: *President Mosby*
Introduced: *September 20, 2021*

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the properties known as 1207 and 1209 E. 43rd Street (Block 5208 Lots 004 and 005) and 1204 Springfield Avenue (Block 5208, Lot 012) as outlined in green on the accompanying plat; and providing for a special effective date.

Effective: The date of enactment.

Agency Reports

Planning Commission	Favorable / Amendment
City Solicitor	
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
Parking Authority of Baltimore City	Not Opposed
Department of Housing and Community Development	
Baltimore Development Corporation	

Analysis

Current Law

Article – Zoning; Section(s) 5-201 and Table 9-301 (R-5); Baltimore City Revised Code (Edition 2000).

To approve a conditional use, the City Council must find, based on facts presented at the hearing on the bill:

- (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 the Baltimore City Zoning Code

Background

The bill would authorize the establishment, maintenance, and operation of an open off-street parking area on the properties know as 1207 and 1209 E. 43rd Street and 1204 Springfield Avenue. The properties re separated by a public right-of-way (unpaved alley) which runs parallel to 43rd Street and Springfield Avenue. The property is located on the southside of 43rd Street.

The properties lie in the Original Northwood community. The area has single-family detached and semi-detached dwellings with some multi-family structures. The site is zoned R-5. The lot measures 90' by 140'.

The owner, League for People with Disabilities, plans to improve parking to enhance the capacity of its facility at 1111 East Cold Spring Lane to serve more people with disabilities.

Amendments

Department of Planning staff recommends amending the bill to correct the accompanying plat and add certain conditions for approval.

Additional Information

Fiscal Note: Not Available

Information Source(s): Reporting Agencies, Statement of Intent, Bill 21-0156

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