

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 #17-0074 / ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA – 3023 VIRGINIA AVENUE		

TO

DATE: June 16, 2017

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

At its regular meeting of June 15, 2017, the Planning Commission considered City Council Bill #17-0074, 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 3023 Virginia 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 approval of City Council Bill #17-0074, subject to the proposed parking lot plan being approved by the Site Plan Review Committee, and adopted the following resolution; seven members being present (seven in favor).

RESOLVED, That the Planning Commission finds, in accordance with §16-304 and §14-204 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

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

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0074 be approved by the City Council, subject to the requirements of the Site Plan Review Committee (SPRC).

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
Mr. Kyrion Banks, 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
Rev. Aggie L. Brown



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 15, 2017

REQUEST: City Council Bill #17-0074/ Zoning – Conditional Use Parking, Open Off-Street Area – 3023 Virginia 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 3023 Virginia Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval, subject to the following condition:

- That the proposed parking lot plan be approved by the Site Plan Review Committee (SPRC).

STAFF: Eric Tiso

PETITIONER(S): First St. Stephen's Baptist Church, c/o Rev. Aggie L. Brown

OWNER: First St. Stephen's Baptist Church

SITE/GENERAL AREA

Site Conditions: 3023 Virginia Avenue is located on the south side of the street, approximately 200' east of the intersection with Pimlico Road, between the church building at 4663 Pimlico Road, and the church's day care center at 3019 Virginia Avenue. The property measures approximately 110' by 120'10", and is currently unimproved.

General Area: This property is located within the Cylburn community, which is predominantly residential in nature, comprised of a variety of single-family housing types and institutional uses (i.e. a school and places of worship).

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Background: This bill proposes to approve a conditional use parking lot for this property, to support the associated church and day care center. This site was previously improved with a home that was demolished approximately ten years or so ago. The church now seeks to construct the parking lot to serve both the church and the associated day care center on either side. The development of this parking lot is also expected to be the first phase of improvements, which will provide sufficient parking so that a future church building expansion over the existing accessory parking area will be possible.

Conditional Use: As the bill was introduced before June 5, 2017, all references in this staff report will be to the prior 1971 Zoning Code, which was in effect at the time of application. At the time of filing, this property was zoned R-3 residential, in which “parking facilities, open area for three or more motor vehicles” was a conditional use that required approval by Ordinance. For conditional uses, the Zoning Code required (*cf.* §§ 16-304 and 14-204) that the Planning Commission find that:

- (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals;
- (2) the use is not in any way precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization is not otherwise in any way contrary to the public interest; and
- (4) the authorization is in harmony with the purpose and intent of this article.

Below is the staff’s review of the required findings and considerations of §§ 14-204 and 14-205 of the 1971 Zoning Code: Staff finds that the site is sufficiently large to provide adequate area for a parking lot, that traffic patterns and the surrounding community will not be negatively impacted by this development, that there is sufficient access to the site for police and fire service and that the conditional use will not endanger the public or be contrary to their interest, that this use is not precluded by any other law, that the site will not impair access to light and air of surrounding properties, and that subject to the requirements of the Site Plan Review Committee (SPRC) that it will meet the City’s requirements for parking lots. We recommend the Planning Commission find the same.

Notification: Park Heights Renaissance, Inc., the Cylburn Community Association, and the Pimlico Terrace Neighborhood Association have been notified of this action.



Thomas J. Stosur
Director