


<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	CCB #13-0269/ ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA – 4001 ROLAND AVE		

**TO**

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

DATE: November 8, 2013

At its regular meeting of November 7, 2013, the Planning Commission considered City Council Bill #13-0269, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area for the parking of four or more automobiles on the property known as 4001 Roland 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 amendment and approval of City Council Bill #13-0269 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 #13-0269 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: 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  
 Ms. Jennifer Leonard, PABC  
 Ms. Terry Snyder, Roland Park Place



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**November 7, 2013**

**REQUEST:** City Council Bill #13-0269/ Zoning – Conditional Use Parking, Open Off-Street Area – 4001 Roland Avenue

**RECOMMENDATION:** Amendment and Approval, with the following amendment:

- That the site plan dated November 1, 2013 is attached to, and made part of, the legislation.

**STAFF:** Eric Tiso

**PETITIONER:** Roland Park Place, Inc., c/o Terry Snyder

**OWNER:** Roland Park Place, Inc.

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

**Site Conditions:** 4001 Roland Avenue is located on the northeastern corner at the intersection with West 40<sup>th</sup> Street. The property is zoned R-7 and is improved with a vacant stone building that was formerly used as a church.

**General Area:** This property is located in the southern end of the Roland Park neighborhood, at the border with the Hampden neighborhood. The property backs up to Roland Park Place, a retirement community immediately to the east that owns this site. The Greenspring Shopping Center is approximately one block to the west, and the Rotunda is one block to the east.

#### **HISTORY**

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

#### **ANALYSIS**

**Project:** This proposal is to provide for additional temporary parking for Roland Park Place, a retirement community adjacent to this property. This bill was introduced as a result of coordination with the surrounding community. The bill specifies that the authorization for the parking lot will be in effect for two years from the date the ordinance becomes effective, and then will automatically terminate.

**Site Plan:** The proposed site plan shows eighteen parking spaces provided in the rear yard, accessed from the alley off of 40<sup>th</sup> Street. The parking lot will be screened by an evergreen hedgerow, as required by the Zoning Code under §10-308.

Amendments and Standards for Conditional Use: Staff recommends that the parking lot be developed according to the site plan dated November 1, 2013, and that it is attached to, and made part of, the legislation. Staff believes that the site plan 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.

Notifications: The following community organizations have been notified of this action: Roland Park Civic League, Inc., the Hampden Community Council, and the Rolden Community Association.



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