




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	August 8, 2024
SUBJECT	24-0557 Zoning - Conditional Use - Parking Lot (Principal Use) - 1200 Brentwood Avenue

The Honorable President and
Members of the City Council
City Hall, Room 400

8/6/24

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0557 Zoning - Conditional Use - Parking Lot (Principal Use) - 1200 Brentwood Avenue for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 24-0557 would permit, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1200 Brentwood Avenue. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

In its Staff Report of August 1st 2024, the Planning Commission Departmental staff recommended that the Bill be amended and approved by the City Council. The report found that the use is not precluded by any law and is in fact expressly allowed in the Residential land use area in the URP. They also found that approval of the parking lot would serve the public interest, as derelict rowhomes would be replaced by a productive use of the land that supported adjacent homes to be renovated for a teachers' housing development.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas but does fall within both a Community Development Zone and the Johnston Square Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use parking lot may help increase

teachers' housing opportunities for the Johnston Square neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0557.