

<b>FROM</b>	<b>NAME &amp; TITLE</b>	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	<b>SUBJECT</b>	CITY COUNCIL BILL #15-0526/ ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA – 4001-4005 GARRISON BOULEVARD		

TJA

**TO**

DATE:

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

June 26, 2015

At its regular meeting of June 25, 2015, the Planning Commission considered City Council Bill #15-0526, 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 4001-4005 Garrison Boulevard, 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 #15-0526, 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 #15-0526 be amended to make the parking lot site plans dated 5.26.2015 and 6.6.2015 attachments to and part of the legislation, 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. Kaliopé Parthemos, Chief of Staff  
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development  
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development  
 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  
 Ms. Sharon Daboin, DHCD  
 Ms. Barbara Zektick, DOT  
 Ms. Elena DiPietro, Law Dept.  
 Ms. Melissa Krafchik, Parking Authority of Baltimore City  
 Ms. Natawna Austin, Council Services  
 Mr. Andre' Hinton, Calvary Baptist Church of Baltimore, Maryland



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 25, 2015**

**REQUEST:** City Council Bill 15-0526/ Zoning – Conditional Use Parking, Open Off-Street Area – 4001-4005 Garrison Boulevard

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 4001-4005 Garrison Boulevard, as outlined in red on the accompanying plat.

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

- That the parking lot site plans, dated 5.26.2015 and 6.6.2015 respectively, be attached to and made part of the legislation.

**STAFF:** Martin French

**PETITIONER(S):** Councilmember Middleton, at the request of Calvary Baptist Church of Baltimore, Maryland

**OWNER:** The Calvary Baptist Church of Baltimore, Maryland

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

**Site Conditions:** 4001-4005 Garrison Boulevard is located on the northeast corner of the intersection with Boarman Avenue. This property includes two lots, 4001 Garrison Boulevard which measures approximately 100' along Garrison Boulevard and approximately 110'5" along Boarman Avenue and contains approximately 0.342 acre, and is currently unimproved but paved; and 4005 Garrison Boulevard which measures approximately 50' by 150' and is currently unimproved. This site is zoned R-5 and is surrounded by residential properties.

**General Area:** The property is located in the heart of residential neighborhoods developed in the early 20<sup>th</sup> Century made up of single-family detached, semi-detached, and attached housing with some other uses such as schools and churches included. The commercial corridor of Liberty Heights Avenue is six blocks south of this location. The Calvary Baptist Church of Baltimore, for which this parking area would serve as off-street parking, is located directly across Boarman Avenue.

## **HISTORY**

There is no previous legislative history concerning this property only. The property is included in the area covered by the Greater Northwest Community Coalition Strategic Neighborhood Action Plan. Zoning of the site has remained unchanged since its adoption as part of comprehensive rezoning of the City of Baltimore in 1971.

## **CONFORMITY TO PLANS**

The proposed action is required by the Zoning Code, §4-804 which lists parking, open off-street areas, other than accessory, for the parking of 4 or more automobiles – but only if no charge or fee is imposed for parking, as a conditional use for which an ordinance is required in a R-5 District. The proposed action is consistent with the City of Baltimore’s Comprehensive Master Plan, LIVE EARN PLAY LEARN, Live Goal 1: Build Human and Social Capital by Strengthening Neighborhoods. The parking area would help to serve the needs of a growing religious community in the northwestern portion of Baltimore City and nearby parts of Baltimore County for a place of worship. This bill was introduced as a result of consultation with the surrounding community on providing off-street parking to serve the congregation of the church.

## **ANALYSIS**

In the Zoning Code, religious institutions, including churches, temples, and synagogues, are permitted by right in Residence Districts. Approval of this bill would facilitate accommodation of growth of the religious congregation needing this parking facility.

Conditional Use – Required findings: In accordance with §16-304 of the Zoning Code of Baltimore City, the Planning Commission must base its recommendation to the City Council to approve a conditional use on these considerations required by Title 14 {“Conditional Uses”} of the Zoning Code:

### **§14-204**

- 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;
- 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;

- There will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, and other places of public gathering;
- There is adequate accessibility of the premises (site) for fire and police protection;
- There is adequate light and air to the premises (site) and to properties in the vicinity;
- Adequate utilities, access, drainage, and other necessary facilities have been or will be provided; and
- The design meets all other applicable standards and requirements of this article.

Planning staff, having reviewed the proposed conditional use in relation to these criteria, have determined that the proposed open off-street parking area at 4001-4005 Garrison Boulevard meets these requirements for approval by ordinance of the Mayor and City Council of Baltimore, and recommends that the Planning Commission find accordingly in favor of this bill.

Notifications:

Staff notified the Callaway-Garrison Improvement Association, Dorchester Community Association, and Councilmember Middleton of this action.



**Thomas J. Stosor**  
**Director**