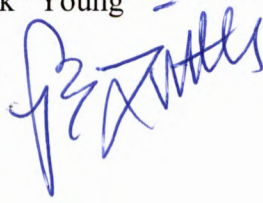


TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: June 23, 2017
RE: Council Bill 17-0074



I am herein reporting on City Council Bill 17-0074 introduced by the Councilmember Middleton at the request of First St. Stephens Baptist Church.

The purpose of this bill is to permit, under certain conditions, the establishment, maintenance, and operation of an open off-street parking area at 3023 Virginia Avenue.

The Parking Authority of Baltimore City (PABC) has reviewed this bill, as well as the proposed development plat. Since this bill was submitted prior to June 5, 2017, it can be reviewed under the previous Zoning Ordinance. Under that ordinance and the associated zoning map, the subject parcel was located in the R-3 zoning district, which allowed parking lots as a principal use subject to §4-204 and §4-206 as well as other applicable provisions.

Because the principal use of the site is a parking lot, there is no minimum parking requirement. The adjacent use, which it is intended to serve, is an existing church that is proposed to be expanded and that expansion will have to meet the parking requirements. The project map site plan shows that 40 parking spaces will be located on the lot, with two parking spaces being handicap accessible. The expanded church use will need to meet the requirements as listed in the zoning ordinance. The access to this proposed parking lot is through a 15-foot wide alley, which exceeds the minimum required width of 10 feet. This site is not located on a block where the PABC administers any on-street parking programs.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 17-0074.