

Introduced by: Councilmember Reisinger

At the request of: BNJ Health Services

Address: c/o Derrell Lawrence, 2630 Preserve Drive, Finksburg, Maryland 21048

Telephone: 1-215-888-7543

Prepared by: Department of Legislative Reference

Date: June 13, 2017

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0691

A BILL ENTITLED

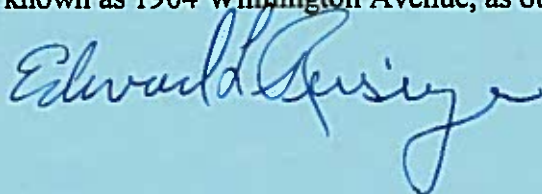
AN ORDINANCE concerning

**Zoning – Conditional Use Parking Lot –
1904 Wilmington Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

BY authority of

Article 32 - Zoning
Section 5-201(a) and Table 9-301 (R-5)
Baltimore City Code
(Edition 2000)



****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- | | |
|---|---|
| <input type="checkbox"/> Department of Public Works | <input checked="" type="checkbox"/> Baltimore City Public School System |
| <input type="checkbox"/> Department of Real Estate | <input checked="" type="checkbox"/> Baltimore Development Corporation |
| <input type="checkbox"/> Department of Recreation and Parks | <input checked="" type="checkbox"/> City Solicitor |
| <input checked="" type="checkbox"/> Department of Transportation | <input type="checkbox"/> Comptroller's Office |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Department of Audits |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Department of Finance |
| <input type="checkbox"/> Mayor's Office of Employment Development | <input type="checkbox"/> Department of General Services |
| <input type="checkbox"/> Mayor's Office of Human Services | <input checked="" type="checkbox"/> Department of Housing and Community Development |
| <input type="checkbox"/> Mayor's Office of Information Technology | <input type="checkbox"/> Department of Human Resources |
| <input type="checkbox"/> Office of the Mayor | <input type="checkbox"/> Department of Planning |
| <input type="checkbox"/> Police Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Boards and Commissions

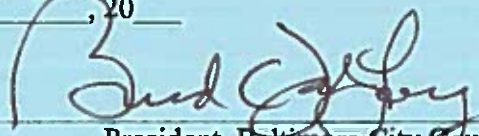
- | | |
|---|--|
| <input type="checkbox"/> Environmental Control Board | <input type="checkbox"/> Board of Estimates |
| <input type="checkbox"/> Fire & Police Employees' Retirement System | <input type="checkbox"/> Board of Ethics |
| <input type="checkbox"/> Labor Commissioner | <input checked="" type="checkbox"/> Board of Municipal and Zoning Appeals |
| <input checked="" type="checkbox"/> Parking Authority Board | <input type="checkbox"/> Comm. for Historical and Architectural Preservation |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Commission on Sustainability |
| <input type="checkbox"/> Wage Commission | <input type="checkbox"/> Employees' Retirement System |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Council Bill 17-0091

1 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
2 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
3 the Zoning Administrator.

4 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
5 after the date it is enacted.

Certified as duly passed this _____ day of MAY 14 2018, 20____



President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAY 14 2018



Chief Clerk


Approved this 18 day of May, 2018



Mayor, Baltimore City

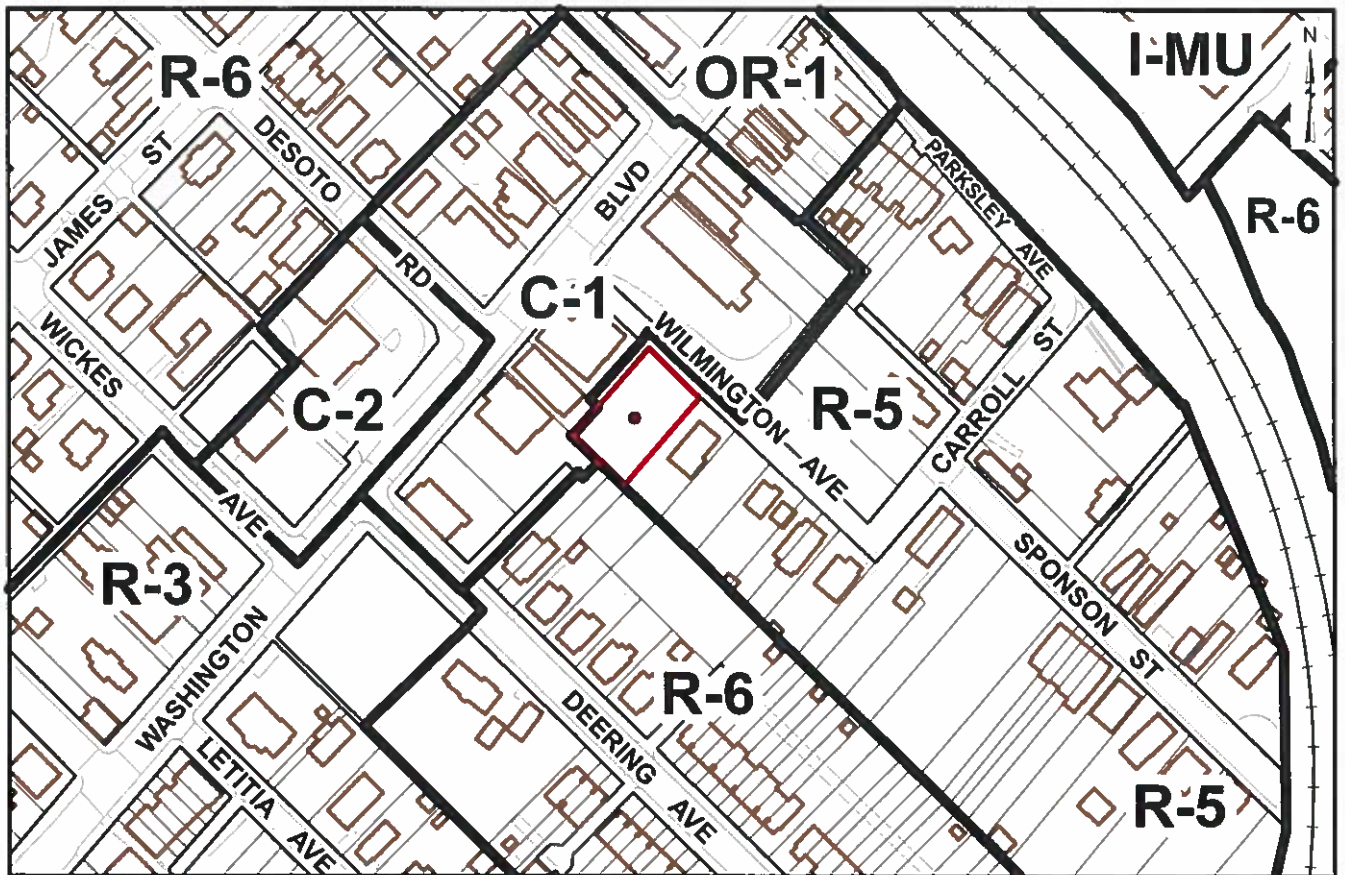
Approved For Form and Legal Sufficiency

This 16th Day of May 2018

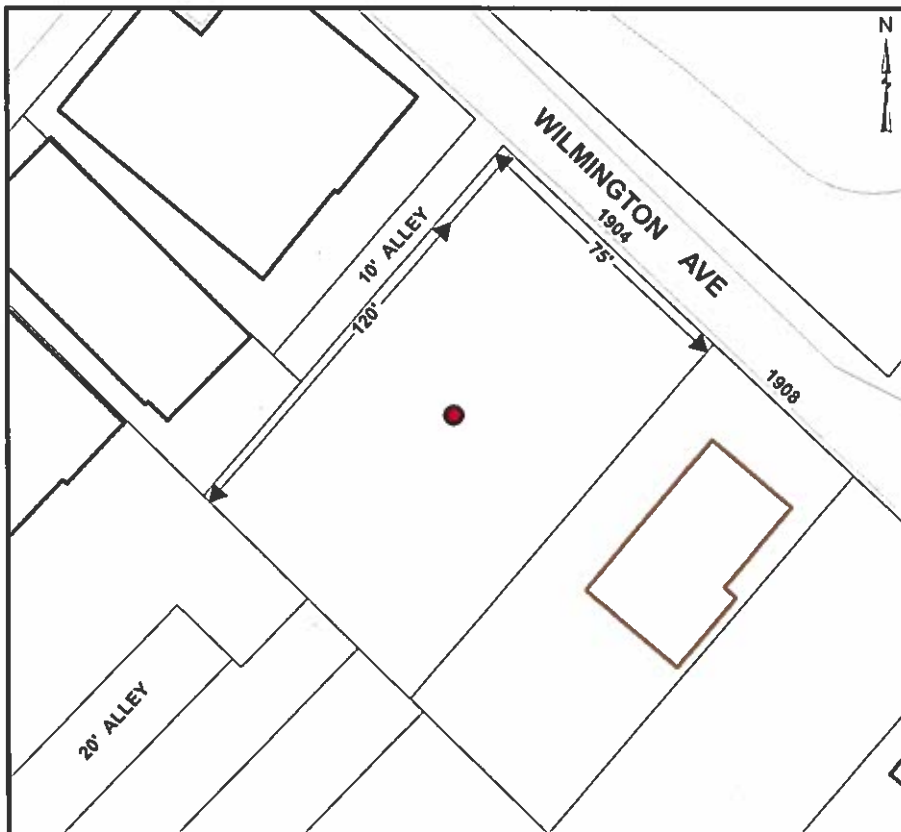


Chief Solicitor

SHEET NO. 72 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE



Scale: 1" = 200'



Scale: 1" = 50'

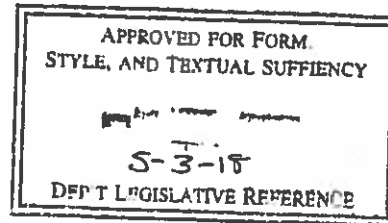
Note:

In Connection With Property Known As No.1904 WILMINGTON AVENUE. The Applicant Wishes To Request The Conditional Use Of The Aforementioned Property For A Parking Lot, As Outlined In Red Above.

WARD 25 SECTION 2
BLOCK 7863 LOT 18

Cathy P.
MAYOR
Benjamin J. Jones
PRESIDENT CITY COUNCIL

AMENDMENTS TO COUNCIL BILL 17-0091
(1st Reader Copy)



By: Land Use and Transportation Committee

Amendment No. 1

On page 1, in line 16, strike “condition that the” and substitute “following conditions”:

1. The site plan and landscaping plans approved by the Site Plan Review Committee are attached to and made part of this Ordinance.
2. The”;

and, in line 16, strike “complies” and substitute “must comply”.

ADOPTED

LAND USE AND TRANSPORTATION COMMITTEE

FINDINGS OF FACT

MOTION OF THE CHAIR OF THE LAND USE AND TRANSPORTATION COMMITTEE, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

ADOPTED

City Council Bill No. 17-0091

Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue

- (1) the establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**

Creation and maintenance of an off-street parking lot with all of the features included on the parking lot plan, particularly fencing, a gate, and appropriate landscaping, would enhance the immediate area by removing an open vacant lot that is unfortunately an invitation to dumping and other inappropriate or illegal activities.

- (2) the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;

As there is no Urban Renewal Plan for this area, there is no other law which would preclude the proposed use.

- (3) the authorization **would not** be contrary to the public interest **for the following reasons:**

The authorization would also be in the public interest, by creating off-street parking for a valid commercial use and thus lessening the demand for on-street parking in the immediate vicinity.

- (4) the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**

Thus, the authorization would be in harmony with the purposes and intent of the Zoning Code, especially that of protection public health and quality of life for current and future generations.



ADOMER

After consideration of the following, **where applicable (fill out all that are *only* relevant)**:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;

The nature of the proposed site at 1904 Wilmington Avenue, including its size and shape, are adequate for the proposed use.

- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;

The use would not cause a negative impact to traffic patterns in the immediate area.

- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;

The proposed use will not impair the present and future development of this lot or the surrounding area, and would not create negative impacts on other uses in its immediate area.

- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;

There will be no negative impact resulting from its proximity to dwellings, churches, schools, public structures, or other places of public gathering.

- (5) accessibility of the premises for emergency vehicles;

The property is accessible to emergency vehicles.

- (6) accessibility of light and air to the premises and to the property in the vicinity;

Use of the property as surface parking preserves light and air to adjoining properties.

- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;

Although most utilities would not be needed for the use, there is adequate electrical service provided for lighting the parking lot.

- (8) the preservation of cultural and historic landmarks and structures;

There are no cultural or historic landmarks or structures near this site.

- (9) the character of the neighborhood;

The proposed use would not alter the character of the Morrell Park neighborhood.

- (10) the provisions of the City's Comprehensive Master Plan;

The use would be consistent with provisions of the Comprehensive Master Plan, as cited earlier under "Conformity to Plans."

- (11) the provisions of any applicable Urban Renewal Plan;

- (12) all applicable standards and requirements of this Code;

The use meets all applicable standards and requirements of the Zoning Code.

- (13) the intent and purpose of this Code; and

- (14) any other matters considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

Planning Report - The findings listed above have been transferred from the Department of Planning's report dated March 8, 2018

Testimony presented at the Committee hearing

Oral – Witness Name:

- Mr. Martin French, Staff, Department of Planning
- Mr. Derroll Lawrence, BNJ Health Services

Written – Submitted by: (Include documents that have relevant facts only)

- Agency Reports
 - Planning Commission, Memoranda, Dated March 9, 2018

LAND USE AND TRANSPORTATION COMMITTEE:

Edward Kusy

Chairman

Member

[Signature]

Member

Member

[Signature]

Member

Member

Robert Stetas

Member

Member

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: May 2, 2018

BILL#: 17-0091

BILL TITLE: Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue

MOTION BY: *Costello* SECONDED BY: *Clarke*

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>6</u>	<u>1</u>	<u>1</u>	<u> </u>

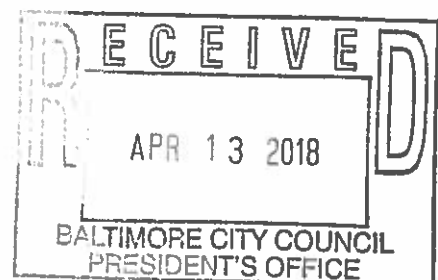
CHAIRPERSON: *Andrew Beane*

COMMITTEE STAFF: Jennifer L. Coates, Initials: *JLC*

Baltimore City Council-Certificate of posting
Public Hearing Notice
City Council Bill No 17-0091
1904 Wilmington Ave Baltimore, MD 21230
Picture
Posted 4/10/2018

Derrell Lawrence
2701 Washington Blvd. Baltimore, MD 21230

215-888-7543



BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0091

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 2, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0091.

CC 17-0091 - ORDINANCE - Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Section 5-201(a) and Table 9-301 (R-5)
Baltimore City Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Derrell Lawrence

For more information contact
Committee Staff at (410) 396-1260.

EDWARD REISINGER
Chair



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Derrell Lawrence, BNJ Heath Services

FROM: Jennifer L. Coates, Committee Staff, Land Use and Transportation Committee, Baltimore City Council

DATE: March 28, 2018

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING –
CONDITIONAL USES/VARIANCES

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 17-0091

Date: Wednesday, May 2, 2018

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor of City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

- **Article 32. Zoning § 5-602 – Major Variances; Conditional Uses**

For helpful information about the notice requirements under Article 32, Zoning, pages 129 – 130 (*see Attachment B*). You are encouraged to access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Wording for Sign

The information that must be posted appears between the double lines on the attached page (**See Attachment A**); the deadline date is indicated in **BOLD** letters at the top of Attachment A.

Certification of Postings

Certification of the sign posting on the property, in duplicate, must be sent four (4) days prior to the hearing to:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certifications are not received as specified above, the public hearing will be cancelled without notice to the applicant.

Please note that ALL of these requirement MUST be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov

ATTACHMENT A

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE POSTED ON A SIGN ON THE PROPERTY **BY WEDNESDAY, APRIL 11, 2018**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

**BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0091**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 2, 2018 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 17-0091.

CC 17-0091- ORDINANCE - Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue
FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

BY authority of
Article 32 - Zoning
Section 5-201(a) and Table 9-301 (R-5)
Baltimore City Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Derrell Lawrence

For more information contact Committee Staff at (410) 396-1260.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

SEND BILL FOR THIS ADVERTISEMENT TO:

Derrell Lawrence
2630 Preserve Drive
Finksburg, MD 21048
1-215-888-7543

**ZONING
SUBTITLE 6 - NOTICES**

ARTICLE 32, § 5-602

§ 5-602. Major variances; Conditional uses.

(a) Hearing required.

For major variances and conditional uses, the Board of Municipal and Zoning Appeals or the City Council, as the case may be, must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be read.

(b) Notice of hearing required.

Notice of the hearing must be given by posting in a conspicuous place on the subject property.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed variance or conditional use;
- (3) the name of the applicant; and
- (4) how additional information on the matter can be obtained.

(d) Number and manner of posted notices.

(1) The number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iii) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (iv) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required

by this subtitle.

(e) Timing of notice.

The posted notice must be:

- (1) posted at least 21 days before the public hearing; and**
- (2) removed within 48 hours after conclusion of the public hearing.**

(Ord. 16-581; Ord. 17-015.)

ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:

RICHARD HOFFMAN
AMERICAN DRAFTING SERVICE
904 DELLWOOD DRIVE
BALTIMORE, MARYLAND 21047

PHONE: (410) 879-3122
E-MAIL: DICK_E@COMCAST.NET

LA GRANDE VISION
JAMES EARL REID
408 E. EAGER STREET
BALTIMORE, MARYLAND 21202

PHONE: (410) 448-4913 or (410) 783-1555

FAX (410) 783-1559

SIGNS BY ANTHONY
ANTHONY L. GREENE
2815 TODKILL TRACE
EDGEWOOD, MD 21040

PHONE: 443-866-8717
FAX: 410-676-5446
E-MAIL: bones_malone@comcast.net

LINDA O'KEEFE
523 PENNY LANE
HUNT VALLEY, MD 21030
PHONE: 410-666-5366
CELL: 443-604-6431
E-MAIL: LUCKYLINDA1954@YAHOO.COM

OR ANY OTHER COMPANY OF YOUR CHOICE. THE SIGNS MUST BE MADE IN ACCORDANCE WITH THE RULES OF THE BOARD OF MUNICIPAL AND ZONING APPEALS.

THIS OFFICE IS NOT ASSOCIATED WITH ANY OF THE ABOVE DRAFTING COMPANIES, NOR DO WE RECOMMEND ANY SPECIFIC ONE.

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0091/ ZONING – CONDITIONAL USE PARKING LOT – 1904 WILMINGTON AVENUE

CITY of
BALTIMORE
MEMO



TO

DATE: March 9, 2018

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

At its regular meeting of March 8, 2018, the Planning Commission considered City Council Bill #17-0091, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington 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 as amended, of City Council Bill #17-0091 and adopted the following resolution, nine members being present (nine in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406(a) and §5-406(b) of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City; and further

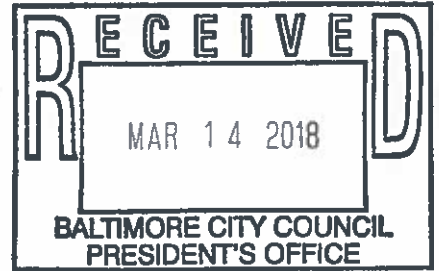
RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #17-0091 be amended and passed by the City Council.

If you have any questions, please contact Mr. Martin French in the Land Use and Urban Design Division at 410-396-1354.

TJS/ewt

Attachment

*Favorable with
Amendments*



**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. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Katelyn McCauley, DOT
Ms. Natawna Austin, Council Services
Mr. Derrell Lawrence**



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 8, 2018

REQUEST: City Council Bill #17-0091/ Zoning – Conditional Use Parking Lot – 1904
Wilmington Avenue:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Amendment and approval, with the following amendment:

- That the site plan and landscaping plans approved by the Site Plan Review Committee (SPRC) are attached to, and made part of the legislation.

STAFF: Martin French

PETITIONERS: Councilmember Reisinger, at the request of BNJ Health Services

OWNER: Josephine Harris-Lawrence

SITE/GENERAL AREA

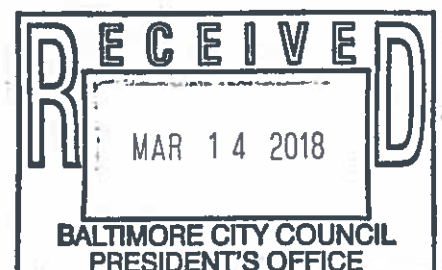
Site Conditions: This property is a vacant lot measuring approximately 75' by 120' and is located on the west side of Wilmington Avenue approximately 100' south of its intersection with Washington Boulevard. A 10' wide public alley separates this property from the rear of commercial property along the south side of Washington Boulevard. The site is at a considerable slope downward from the level of Washington Boulevard, and is covered with a mixture of scrub grass and some gravel. The property is zoned R-5.

General Area: The site is in the central portion of Morrell Park, a predominantly residential area bisected by Washington Boulevard. Much of the housing is of the single-family detached type, with some semi-detached housing included. The commercial properties nearest this site are clustered here, and are separated from other commercial or industrial properties along Washington Boulevard by intervening blocks of residential use. Seven blocks southwest of the intersection of Washington Boulevard and Wilmington Avenue is the Caton/95 Industrial Area.

HISTORY

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

*Favorable with
Amendments*



CONFORMITY TO PLANS

The proposed action is consistent with the Comprehensive Master Plan EARN Goal 1, Strengthen Identified Growth Sectors, Objective 6: Retain and Attract Business in Healthcare and Social Assistance. The purpose of the proposed parking lot is to provide off-street parking for the nearby BNJ Health Services clinic in the 2700 block of Washington Boulevard.

ANALYSIS

Background: This site was identified as a potential location for off-street parking for patrons or clients of BNJ Health Services, which operates a health clinic on Washington Boulevard that, but for a 10' wide alley separating the two properties, would be adjacent to this site. The petitioner met with Planning staff to discuss the challenges of using this vacant lot as a parking lot, and worked to solve one particular problem: how to create handicapped parking that would serve the clinic. The solution was two-part: open a rear entrance to the clinic so that persons with disabilities would not be required to scale the too-steep slope of the existing sidewalk leading from this lot to the Washington Boulevard sidewalk, and create a separate slightly elevated parking space designated as handicapped parking on the lot and placed so as to allow a convenient crossing of the 10' wide dead-end alley to the rear entrance. This revised plan was reviewed and approved by the Site Plan Review Committee in February of 2018. With a revised and approvable parking lot plan in hand, Planning staff are now enabled to recommend approval of this property as a parking lot.

Conditional Use – Required findings: In accordance with §5-406 of Article 32 (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 5 {"Applications and Authorizations"}, subtitle 4 {"Conditional Uses"} of the Zoning Code:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would in harmony with the purpose and intent of this article (§5-406).

Creation and maintenance of an off-street parking lot with all of the features included on the parking lot plan, particularly fencing, a gate, and appropriate landscaping, would enhance the immediate area by removing an open vacant lot that is unfortunately an invitation to dumping and other inappropriate or illegal activities. As there is no Urban Renewal Plan for this area, there is no other law which would preclude the proposed use. The authorization would also be in the public interest, by creating off-street parking for a valid commercial use and thus lessening the demand for on-street parking in the immediate vicinity. Thus, the authorization would be in harmony with the purposes and intent of the Zoning Code, especially that of protecting public health and quality of life for current and future generations.

In addition, the Zoning Code requires review of these considerations:

- the nature of the proposed site, including its size and shape, are adequate for the proposed use;
- there will be no negative impact to traffic patterns in the immediate area;
- the proposed use 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, or other places of public gathering;
- there is adequate accessibility of the premises to emergency vehicles;
- there is adequate light and air to the premises and to properties in the vicinity;
- adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
- the proposed use would not interfere with preservation of cultural and historic landmarks and structures;
- the proposed use would not alter the character of the neighborhood;
- the proposed use is consistent with provisions of the City's Comprehensive Master Plan; and
- the use of the property as an off-street parking lot meets all other applicable standards and requirements of this Code (Article 32 – Zoning §5-406).

1904 Wilmington Avenue is adequate for the proposed use, and that use would not cause a negative impact on traffic patterns in the immediate area (in fact, it could reduce demand for on-street parking in the vicinity of the intersection of Washington Boulevard and Wilmington Avenue). The proposed use would not impair future development of the lot or its surrounding area, and would not create negative impacts on other uses in its immediate area. The property is accessible to emergency vehicles and its use as surface parking preserves light and air to adjoining properties. Although most utilities would not be needed for the use, there is adequate electrical service provided for lighting the parking lot. There are no cultural or historic landmarks or structures near this site, and the proposed use would not alter the character of the Morrell Park neighborhood. The use would be consistent with provisions of the Comprehensive Master Plan, as cited earlier under "Conformity to Plans", and meets all other applicable standards and requirements of the Zoning Code.

Notification: The Morrell Park Community Association has been notified of this action.



Thomas J. Stosur
Director

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

April 27, 2018

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: CC Bill No. 17-0091: Zoning – Cond. Use Parking Lot – 1904 Wilmington Ave

Ladies and Gentlemen:

City Council Bill No. 17-0091 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

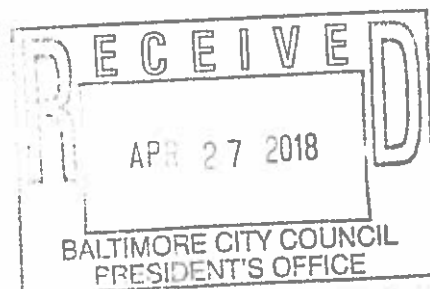
The purpose of City Council Bill No. 17-0091 is to permit, subject to the certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.


The BMZA has reviewed the legislation and concurs with the report and recommendation of the Department of Planning in support of the passage of Bill Number 17-0091.

Sincerely,

Derek J. Baumgardner
Acting Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



F R O M	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 17-0091		

TO The Honorable President and
Members of the City Council
c/o Natawna Austin
Room 400 City Hall

December 22, 2017

I am herein reporting on City Council Bill 17-0091- Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

DOT supports this bill and respectfully requests a favorable report.

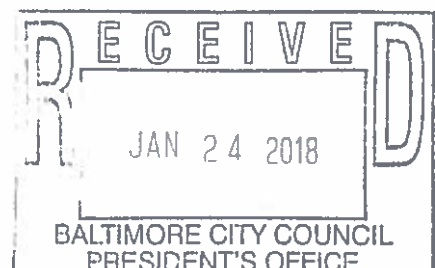
Respectfully,



Michelle Pourciau
Director

MP/lw

Cc: Kyron Banks, Mayor's Office

**CITY OF BALTIMORE
COUNCIL BILL 17-0091
(First Reader)**

Introduced by: Councilmember Reisinger
At the request of: BNJ Health Services
Address: c/o Derrell Lawrence, 2630 Preserve Drive, Finksburg, Maryland 21048
Telephone: 1-215-888-7543

Introduced and read first time: June 19, 2017

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation, Baltimore City Parking Authority Board

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking Lot –**
3 **1904 Wilmington Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and
5 operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in
6 red on the accompanying plat.

7 BY authority of

8 Article 32 - Zoning
9 Section 5-201(a) and Table 9-301 (R-5)
10 Baltimore City Code
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the establishment, maintenance, and operation of a parking lot on the
14 property known as 1904 Wilmington Avenue, as outlined in red on the plat accompanying this
15 Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 9-301 (R-5),
16 subject to the condition that the parking lot complies with all applicable federal, state, and local
17 licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

STATEMENT OF INTENT

FOR

1904 Wilmington Ave Baltimore MD 21230
(Address)

1. Applicant's Contact Information:

Name: Josephine Harris-Lawrence
Mailing Address: 2630 Preserve Dr
Finksburg MD 21048
Telephone Number: (410) 299-2039
Email Address: bjhealth@aol.com

2. All Proposed Zoning Changes for the Property: Commercial zoning

3. All Intended Uses of the Property: parking lot

4. Current Owner's Contact Information:

Name: Josephine Harris-Lawrence
Mailing Address: 2630 Preserve Dr
Finksburg MD 21048
Telephone Number: (410) 299-2039
Email Address: bjhealth@aol.com

5. Property Acquisition:

The property was acquired by the current owner on 2016 by deed recorded in the Land Records of Baltimore City in Liber _____ Folio _____

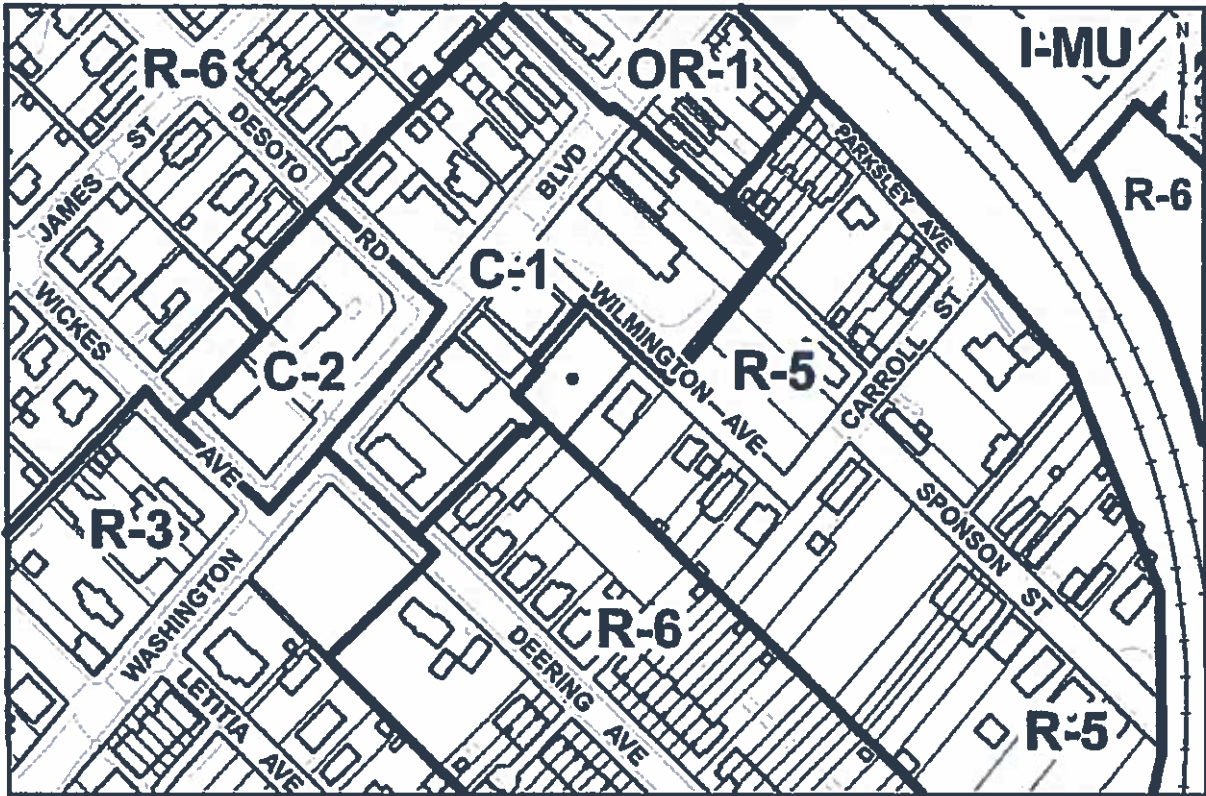
6. Contract Contingency:

(a) There is is not a contract contingent on the requested legislative authorization.

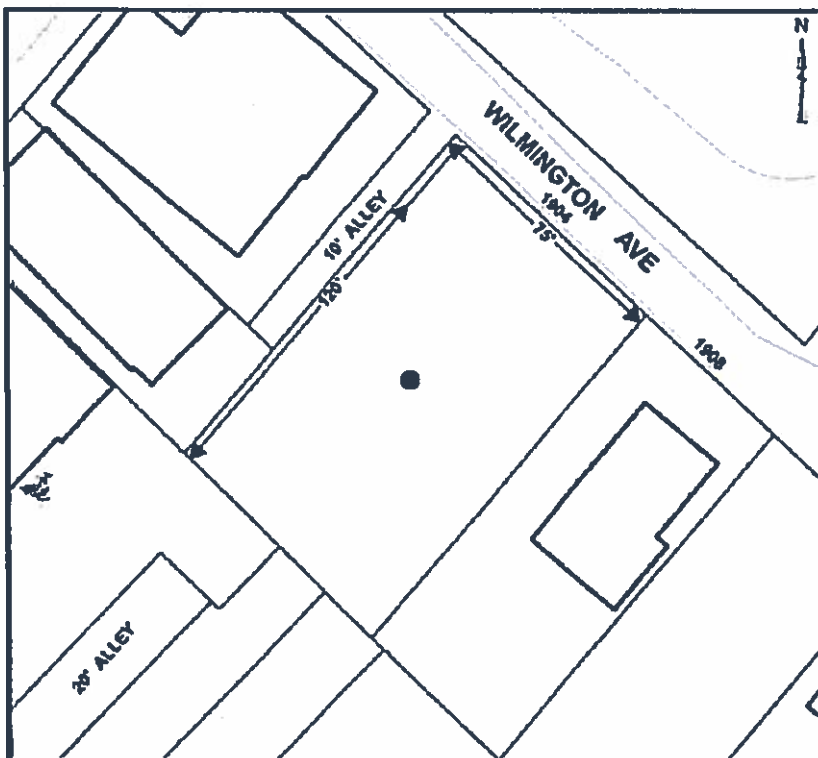
(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows (use additional sheet if necessary): _____

**SHEET NO. 72 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With Property Known As No.1904 WILMINGTON AVENUE. The Applicant Wishes To Request The Conditional Use Of The Aforementioned Property For A Parking Lot, As Outlined In Red Above.

WARD 25 SECTION 2
BLOCK 7863 LOT 18

MAYOR

PRESIDENT CITY COUNCIL

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council *MPA*
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner

Date: April 27, 2018

Re: City Council Bill 17-0091 – Zoning – Conditional Use Parking Lot – 1904 Wilmington Avenue

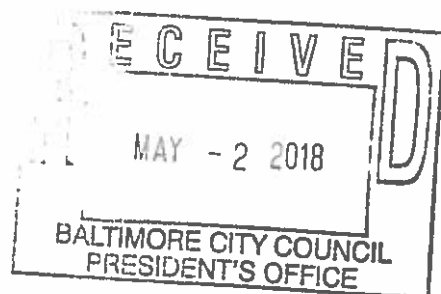
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0091, for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue.

If enacted, this bill would allow the development of a parking lot in the Morrel Park Neighborhood to support a health clinic on Washington Boulevard. The vacant lot would be improved with fencing and landscaping, which should help reduce illegal dumping and other inappropriate activities that can occur on vacant lots.

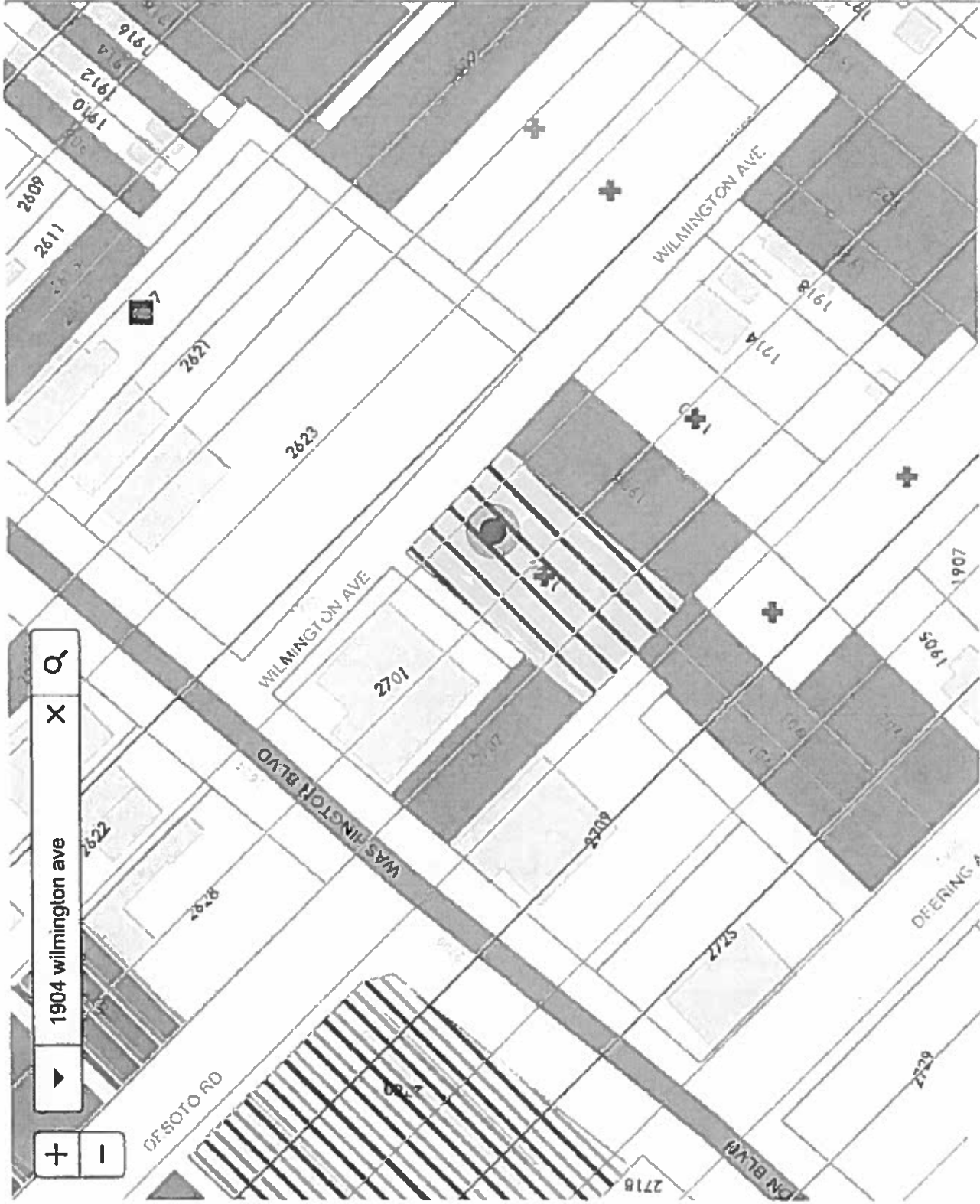
The Department of Housing and Community Development supports the passage of City Council Bill 17-0091.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*



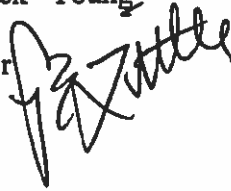
1904 wilmingon ave



- Focus Areas
- Project COI
 - Phase 1
 - Phase 2
 - Phase 3
 - Comm De'
 - Major Rede
 - Major R
 - Popplekt
 - Streamline
 - Opportuniti
 - CE Internal
- DHCD Acqct
- Demolition
 - CORE P
 - Non-CC
 - eDemo (
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 - Acqct
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 - Dem
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 - Parfk
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 - Hold/
 - No Ac
 - Hold

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: July 17, 2017
RE: Council Bill 17-0091

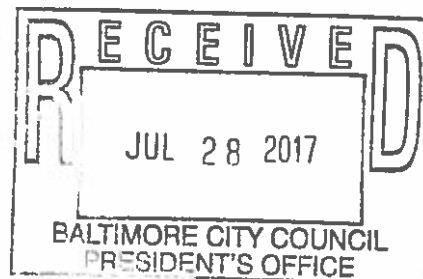


I am herein reporting on City Council Bill 17-0091 introduced by Councilmember Reisinger at the request of BNJ Health Services.

The purpose of this bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. The property is zoned R-5 which allows a parking lot as a principal use subject to a conditional use permit per Baltimore City Zoning Code § 5-201 (a) and Table 9-301 (R-5). This site is not located on a block where the PABC administers any on-street parking programs. There would be no negative impact to any on-street parking programs administered by the PABC because of the passing of this bill.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 17-0091.



Not opposed



Baltimore
Development Corporation

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO *WHC*

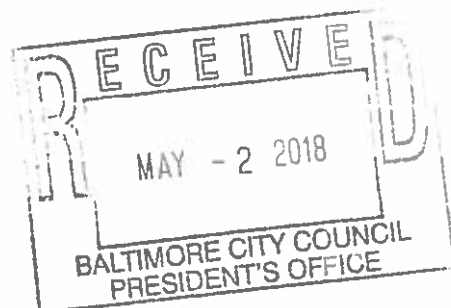
DATE: June 29, 2017

SUBJECT: City Council Bill No. 17-0091
Zoning – Conditional Use Parking Lot – 1904 Wilmington Avenue

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill 17-0091, for the purpose of allowing the property known as 1904 Wilmington Avenue to be utilized as a parking lot. If passed, the Bill will assist the operation of a small business in Baltimore City.

The BDC respectfully requests that favorable consideration is given to City Council Bill No. 17-0091.

cc: Kyron Banks



F

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, May 2, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0091

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 6 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, and Member Robert Stokes Sr.

Absent 1 - Member Leon F. Pinkett III

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0091

Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

Sponsors: Edward Reisinger

A motion was made by Member Costello, seconded by Member Clarke that the bill recommended favorably with amendment. The motion carried by the following vote

Yes: 6 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, and Member Stokes Sr.

Absent: 1 - Member Pinkett III

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 17-0091

Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: May 2, 2018
Time (Beginning): 1:05 PM
Time (Ending): 1:20 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~25
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Stokes, Robert

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [X] yes [] no [] n/a
Certification of advertising/posting notices in the file? [X] yes [] no [] n/a
Evidence of notification to property owners? [X] yes [] no [] n/a
Final vote taken at this hearing? [X] yes [] no [] n/a
Motioned by: Councilmember Costello, Eric
Seconded by: Councilmember Clarke, Mary Pat
Final Vote: Favorable with Amendments

Major Speakers

(This is not an attendance record.)

- Mr. Martin French, Planning Commission/Department of Planning
 - Ms. Katelyn McCauley, Department of Transportation
 - Mr. Derrick Baumgardner, Board of Municipal Zoning Appeals
 - Ms. Sharon, DaBoin, Department of Housing and Community Development
 - Mr. Victor Tervalá, Department of Law
 - Ms. Raven Thompson, Baltimore Development Corporation
 - Ms. Laura Bianca-Pruett, Parking Authority of Baltimore City
 - Mr. Derrell Lawrence, Applicant
-

Major Issues Discussed

1. Councilman Reisinger read the bill's number, title and purpose.
 2. Mr. Martin French presented the Planning Commission's report in support of the bill which included a proposed amendment to make the site plan and landscaping plan part of the legislation. There is a dead-end alley separating the property from the business on Washington Boulevard. The parking lot will include handicapped accessibility, fencing, a gate and landscaping. There will be no impact on traffic patterns in the area. Mr. French provided information for the finding of facts considerations outline in Article 32 – Zoning Code.
 3. Mr. Victor Tervalá indicated that the Law Department supports the bill for form and legal sufficiency as long as the findings of fact are identical or similar to those presented in testimony.
 4. Ms. Katelyn McCauley testified in support of the Department of Transportation's favorable report.
 5. Mr. Derek Baumgardner testified in support of the Board of Municipal Zoning Appeal's favorable report.
 6. Ms. Sharon DaBoin testified in support of the Department of Housing and Community Development's favorable report.
 7. Ms. Raven Thompson testified in support of Baltimore Development Corporation's favorable report.
 8. Ms. Laura Bianca-Pruett testified in support of the Parking Authority of Baltimore City's report of no opposition.
 9. Mr. Derrell Lawrence, applicant, testified in support of the bill. He indicated that his business, BNJ Health Services, an outreach clinic, has been in existence for one and one-half years. His business provides services for about 240 clients. His business discourages clients from hanging out in the neighborhood. He and members of his business are also very active with and volunteers for the community.
 10. The committee voted to approve the findings of fact to be taken from oral and written testimony. The committee also approved the Planning Department's proposed amendment.
 11. The hearing was adjourned.
-

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

Reisinger, Edward, Chairman..... Yea
Middleton, Sharon, Vice Chair..... Yea
Clarke, Mary Pat Yea
Costello, Eric Yea
Dorsey, Ryan Yea
Pinkett, Leon..... Absent
Stokes, Robert:..... Yea

Jennifer L. Coates, Committee Staff



Date: May 2, 2018

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation Chairperson: Edward Reisinger
 Date: May 2, 2018 Time: 1:00 PM Place: Clarence "Du" Burns Chambers
 Subject: Ordinance - Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue CC Bill Number: 17-0091

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	WHAT IS YOUR POSITION ON THIS BILL?		LOBBYIST: ARE YOU REGISTERED IN THE CITY (*)	
						FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Darrell	Lawrence	1701	Washington Blvd		darrell@headlineent.com	<input checked="" type="checkbox"/>			
RANDY	Thompson		Box						

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, May 2, 2018

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0091

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0091

Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

Sponsors:

Edward Reisinger

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, May 2, 2018

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 17-0091

Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac “Yitzy” Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Larry Greene

EXECUTIVE APPOINTMENTS

Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac “Yitzy” Schleifer
Staff: Marguerite Currin

HOUSING AND URBAN AFFAIRS

John Bullock – Chair
Isaac “Yitzy” Schleifer – Vice Chair
Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Marguerite Currin

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

Edward Reisinger – Chair
Sharon Green Middleton – Vice Chair
Mary Pat Clarke
Eric Costello
Ryan Dorsey
Leon Pinkett
Robert Stokes
Staff: Jennifer Coates

PUBLIC SAFETY

Brandon Scott – Chair
Ryan Dorsey – Vice Chair
Kristerfer Burnett
Shannon Sneed
Zeke Cohen
Leon Pinkett
Isaac “Yitzy” Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (*pension only*)

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 17-0091

Zoning - Conditional Use Parking Lot - 1904 Wilmington Avenue

Sponsor: Councilmember Reisinger

Introduced: June 19, 2017

Purpose:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

Effective: 30th day after enactment

Hearing Date/Time/Location: May 2, 2018 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable/Amend
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	Favorable
Department of Law	Favorable/Comments
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning; Section 5-201(a) and Table 9-301 (R-5); Baltimore City Revised Code (Edition 2000).

Background

If approved, Bill 17-0091 would allow an off-street parking lot to be constructed at 1904 Wilmington Avenue. The 75-foot by 120-foot off-street site is located in the Morrell Park community on the west side of Wilmington Avenue, just south of its intersection with Washington Boulevard. The lot is situated behind commercial property which runs along Washington Boulevard. There is a 10-foot wide public alley that separates the clinic and the proposed parking lot. Seven (7) blocks southwest of the site is the Canton/95 Industrial Area. The property is vacant and covered with a mixture of scrub grass and gravel. The property is zoned R-5.

BNJ Health Services, the applicant, operates a health clinic on Washington Boulevard and would like to use the parking lot for patrons and clients. The parking lot will have spaces for the handicapped.

The Department of Planning has proposed that the bill be amended to attach the site plan and landscaping plans approved by the Site Plan Review Committee.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency reports

Analysis by: Jennifer L. Coates
Analysis Date: April 27, 2018



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 17-0091
(First Reader)**

Introduced by: Councilmember Reisinger

At the request of: BNJ Health Services

Address: c/o Derrell Lawrence, 2630 Preserve Drive, Finksburg, Maryland 21048

Telephone: 1-215-888-7543

Introduced and read first time: June 19, 2017

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Transportation, Baltimore City Parking Authority Board

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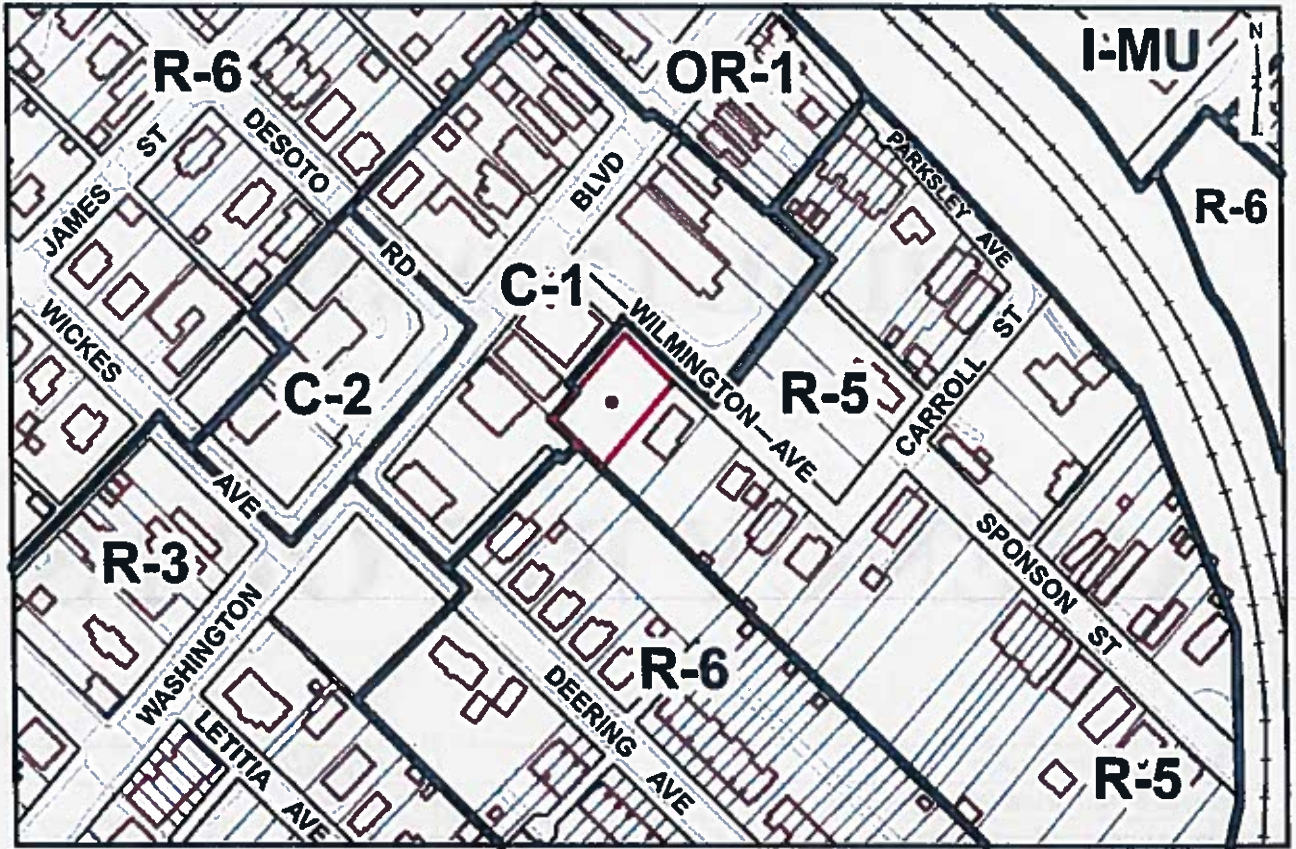
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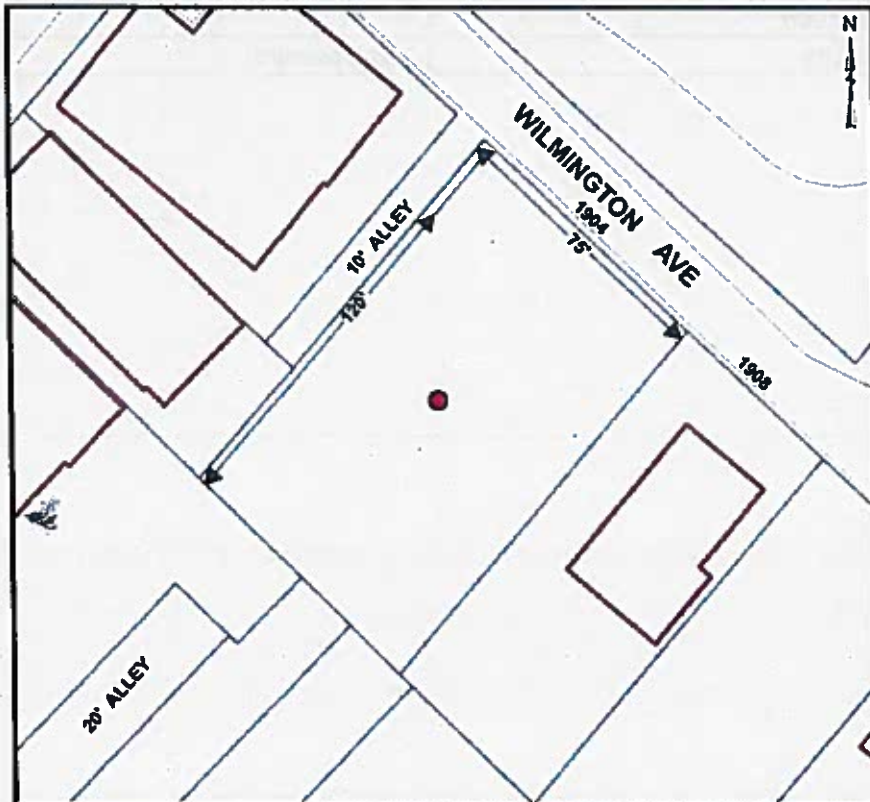
Council Bill 17-0091

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2 after the date it is enacted.

**SHEET NO. 72 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



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WARD 25 SECTION 2
BLOCK 7863 LOT 18

MAYOR

PRESIDENT CITY COUNCIL

91

LAND USE AND TRANSPORTATION COMMITTEE

BILL 17-0091

AGENCY REPORTS

Planning Commission	Favorable/Amend
Board of Municipal Zoning Appeals	Favorable
Department of Transportation	Favorable
Department of Law	Favorable/Comments
Department of Housing and Community Development	
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed

**CITY OF BALTIMORE
COUNCIL BILL 17-0091
(First Reader)**

Introduced by: Councilmember Reisinger

At the request of: BNJ Health Services

Address: c/o Derrell Lawrence, 2630 Preserve Drive, Finksburg, Maryland 21048

Telephone: 1-215-888-7543

Introduced and read first time: June 19, 2017

Assigned to: Land Use and Transportation Committee

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16 subject to the condition that the parking lot complies with all applicable federal, state, and local
17 licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
25 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 17-0091

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APPROVED FOR FORM, STYLE, AND TEXTUAL SUFFICIENCY
6-13-17
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Reisinger
At the request of: BNJ Health Services
Address: c/o Derrell Lawrence, 2630 Preserve Drive, Finksburg, Maryland 21048
Telephone: 1-215-888-7543

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Conditional Use Parking Lot –
1904 Wilmington Avenue**

FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the accompanying plat.

BY authority of

Article 32 - Zoning
Section 5-201(a) and Table 9-301 (R-5)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That permission is granted for the establishment, maintenance, and operation of a parking lot on the property known as 1904 Wilmington Avenue, as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code § 5-201(a) and Table 9-301 (R-5), subject to the condition that the parking lot complies with all applicable federal, state, and local licensing and certification requirements.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

STATEMENT OF INTENT

FOR

1904 Wilmington Ave Baltimore MD 21230
{Address}

1. Applicant's Contact Information:

Name: Josephine Harris-Lawrence
Mailing Address: 2630 Preserve Dr
Finksburg MD 21048
Telephone Number: (410) 299-2039
Email Address: bjhealth@aol.com

2. All Proposed Zoning Changes for the Property: Commercial zoning

3. All Intended Uses of the Property: parking lot

4. Current Owner's Contact Information:

Name: Josephine Harris-Lawrence
Mailing Address: 2630 Preserve Dr
Finksburg MD 21048
Telephone Number: (410) 299-2039
Email Address: bjhealth@aol.com

5. Property Acquisition:

The property was acquired by the current owner on 2016 by deed recorded in the Land Records of Baltimore City in Liber _____ Folio _____

6. Contract Contingency:

(a) There is is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}: _____

NA

(ii) The purpose, nature, and effect of the contract are: _____

N/A

7. Agency:

(a) The applicant is _____ is not _____ acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: _____

AFFIDAVIT

I, Josephine Harris-Lawrence, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

Josephine Lawrence
Applicant's signature

5/24/17
Date

STATEMENT OF INTENT

FOR

1904 Wilmington Ave Baltimore MD 21230
{Address}

1. Applicant's Contact Information:

Name: Josephine Harris-Lawrence
Mailing Address: 2630 Preserve Dr
Finksburg MD 21048
Telephone Number: (410) 299-2039
Email Address: bjhealth@aol.com

2. All Proposed Zoning Changes for the Property: Commercial zoning

3. All Intended Uses of the Property: parking lot

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Name: Josephine Harris-Lawrence
Mailing Address: 2630 Preserve Dr
Finksburg MD 21048
Telephone Number: (410) 299-2039
Email Address: bjhealth@aol.com

5. Property Acquisition:

The property was acquired by the current owner on 2016 by deed recorded in the Land Records of Baltimore City in Liber _____ Folio _____

6. Contract Contingency:

(a) There is is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}: _____

NA

(ii) The purpose, nature, and effect of the contract are: _____

N/A

7. Agency:

(a) The applicant is _____ is not _____ acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are as follows {use additional sheet if necessary}: _____

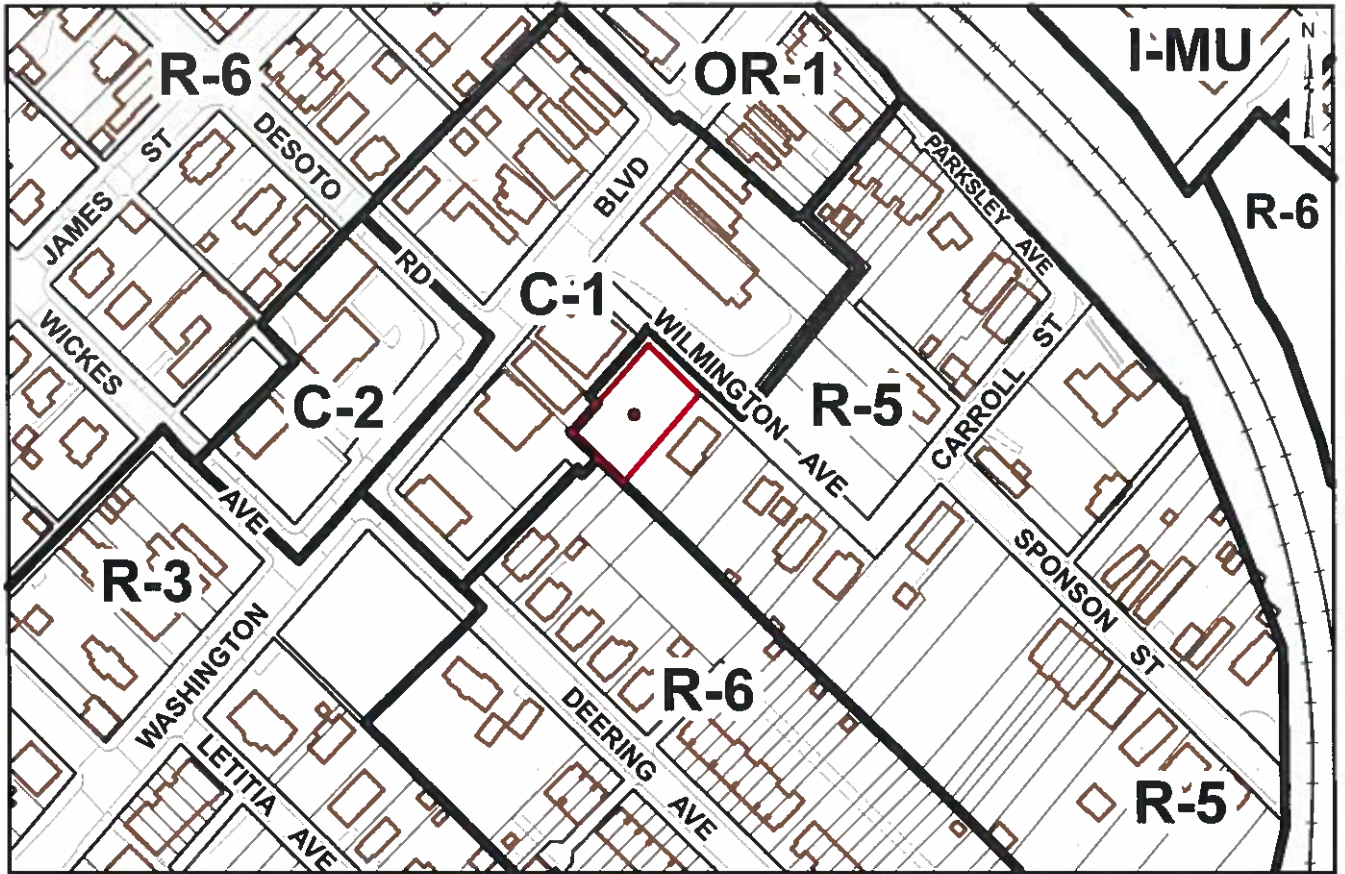
AFFIDAVIT

I, Josephine Harris-Lawrence, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.

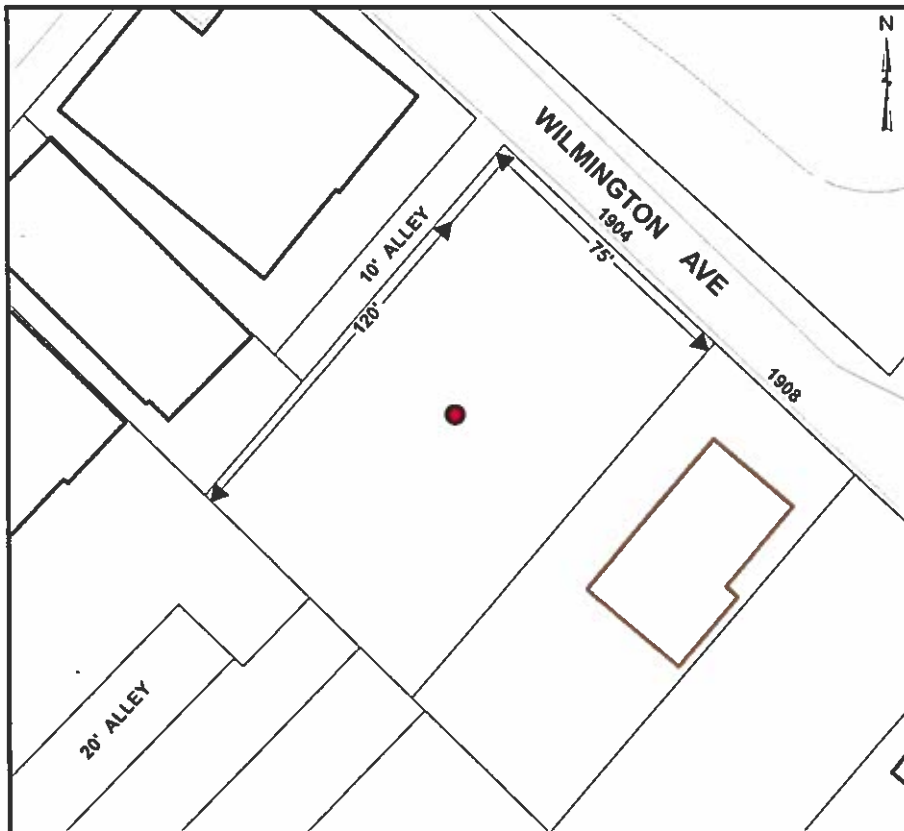
Josephine Lawrence
Applicant's signature

5/24/17
Date

**SHEET NO. 72 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE**



Scale: 1" = 200'



Scale: 1" = 50'

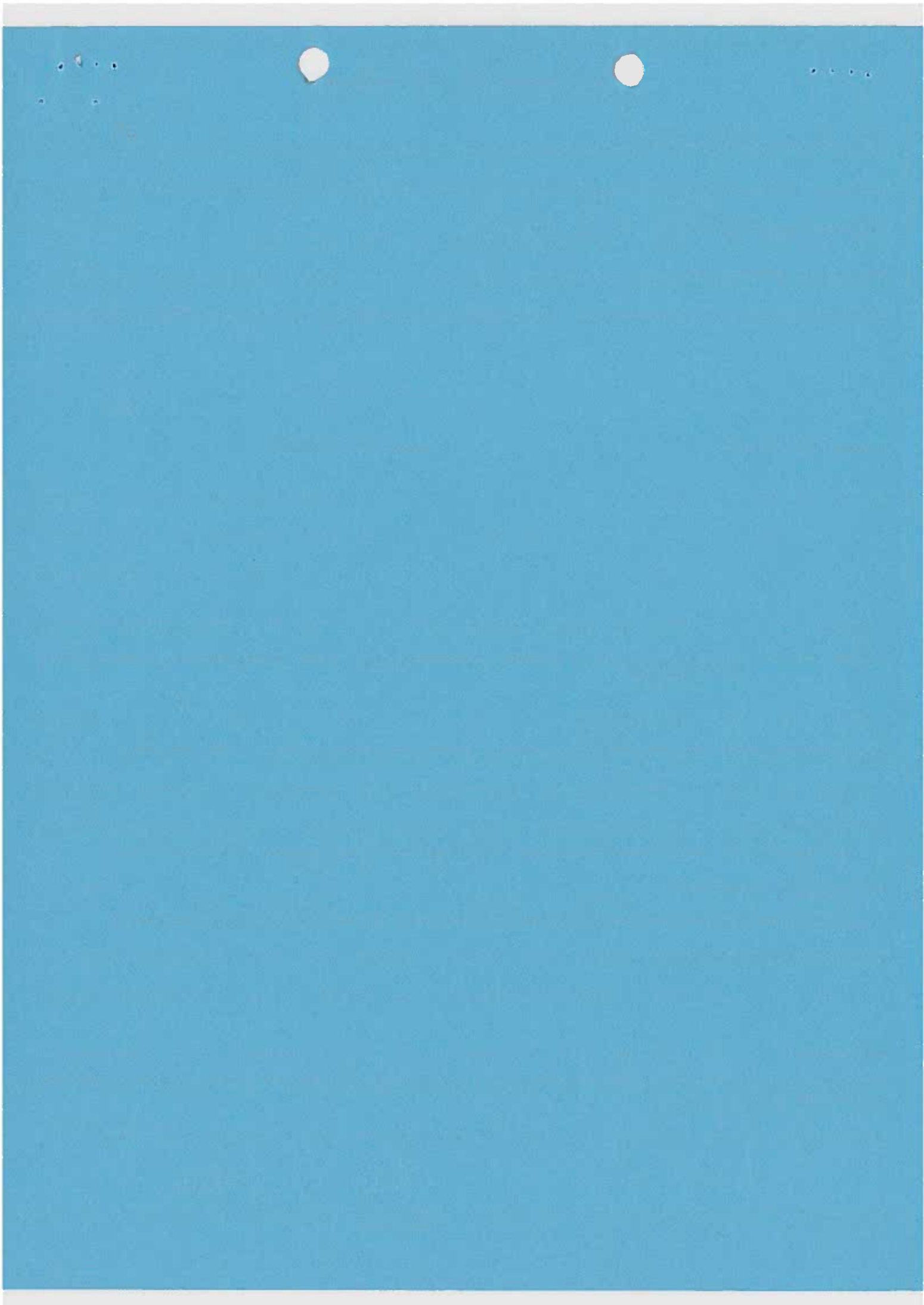
Note:

In Connection With Property Known As No.1904 WILMINGTON AVENUE. The Applicant Wishes To Request The Conditional Use Of The Aforementioned Property For A Parking Lot, As Outlined In Red Above.

WARD 25 SECTION 2
BLOCK 7863 LOT 18

MAYOR

PRESIDENT CITY COUNCIL



ACTION BY THE CITY COUNCIL

JUN 19 2017

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON May 2, _____ 20 18

COMMITTEE REPORT AS OF May 7, _____ 20 18

_____ FAVORABLE _____ UNFAVORABLE FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edward Henry
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

MAY 07 2018

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

Buddy Jones
President

Steven J. Deane
Chief Clerk