



## Legislation Details (With Text)

**File #:** 22-0323      **Version:** 0      **Name:** Zoning - Conditional Use Parking Lot - 3618 and 3620 Elm Avenue

**Type:** Ordinance      **Status:** Enacted

**File created:** 12/5/2022      **In control:** Baltimore City Council

**On agenda:**      **Final action:**

**Enactment date:**      **Enactment #:**

**Title:** Zoning - Conditional Use Parking Lot - 3618 and 3620 Elm Avenue  
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the properties known as 3618 Elm Avenue (Block 3538, Lot 038) and 3620 Elm Avenue (Block 3538, Lot 037), as outlined in red on the accompanying plat; and providing for a special effective date.

**Sponsors:** Odette Ramos

**Indexes:** Conditional Use, Parking Lot, Zoning

**Code sections:**

**Attachments:** 1. 3618 and 3620 Elm Ave - Statement of Intent, 2. 3618 and 3620 Elm Ave - Community Letter of Support, 3. 3618 and 3620 Elm Ave - Plat, 4. 22-0323~1st Reader, 5. PABC 22-0323, 6. Planning 22-0323 - Parking Lot 3618 3620 Elm transmit memo, 7. Planning #22-0323 - Parking Lot Elm staff report, 8. 22-0323 Public Notice Instructions, 9. Elm Ave. Photo, 10. Elm Ave. Cert. #1, 11. Elm Avenue Cert. #2, 12. 22-0323 BDC, 13. BMZA 22-0323, 14. DHCD 22-0323, 15. Sign Posting 22-0323, 16. 22-0323 Law, 17. DOT 22-0323, 18. Bill Synopsis 22-0323, 19. Agenda 22-0323, 20. 22-0323 3618 3620 Elm ECD hearing 6.23, 21. ECD Hearing Notes 22-0323, 22. Voting Record 22-0323, 23. Findings of Fact\_22-0323\_CU, 24. 22-0323~3rd Reader, 25. Plat 22-0323, 26. 22-0323 Signed

| Date      | Ver. | Action By                          | Action                           | Result |
|-----------|------|------------------------------------|----------------------------------|--------|
| 10/2/2023 | 0    | Mayor                              | Signed by Mayor                  |        |
| 7/17/2023 | 0    | Baltimore City Council             | Approved and Sent to the Mayor   |        |
| 6/26/2023 | 0    | Baltimore City Council             | 3rd Reader, for final passage    |        |
| 6/26/2023 | 0    | Economic and Community Development | Recommended Favorably            |        |
| 6/20/2023 | 0    | Economic and Community Development | Recommended Favorably            | Pass   |
| 5/15/2023 | 0    | Economic and Community Development | Scheduled for a Public Hearing   |        |
| 3/6/2023  | 0    | Economic and Community Development | Sign Posting                     |        |
| 3/6/2023  | 0    | Economic and Community Development | Sign Posting                     |        |
| 2/27/2023 | 0    | Economic and Community Development | Scheduled for a Public Hearing   |        |
| 12/8/2022 | 0    | Baltimore City Council             | Refer to Dept. of Transportation |        |
| 12/8/2022 | 0    | Baltimore City Council             | Refer to Parking Authority Board |        |
| 12/8/2022 | 0    | Baltimore City Council             | Refer to City Solicitor          |        |
| 12/8/2022 | 0    | Baltimore City Council             | Refer to Planning Commission     |        |

|           |   |                        |   |
|-----------|---|------------------------|---|
| 12/8/2022 | 0 | Baltimore City Council | Refer to Board of Municipal and Zoning Appeals      |
| 12/8/2022 | 0 | Baltimore City Council | Refer to Dept. of Housing and Community Development |
| 12/8/2022 | 0 | Baltimore City Council | Refer to Baltimore Development Corporation          |
| 12/5/2022 | 0 | Baltimore City Council | Assigned  |
| 12/5/2022 | 0 | Baltimore City Council | Introduced  |

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### **Introductory\***

## **City of Baltimore Council Bill**

Introduced by: Councilmember Ramos  
At the request of: Wonder Dog Enterprises, LLC  
Address: c/o David Wells  
3601 Elm Ave., Baltimore, Maryland 21211  
Telephone: (410) 387-9583

### **A Bill Entitled**

An Ordinance concerning

### **Zoning - Conditional Use Parking Lot - 3618 and 3620 Elm Avenue**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of an open off-street parking area on the properties known as 3618 Elm Avenue (Block 3538, Lot 038) and 3620 Elm Avenue (Block 3538, Lot 037), as outlined in red on the accompanying plat; and providing for a special effective date.

By authority of

Article - Zoning  
Sections 5-201(a) and Table 9-301 (R-6)  
Baltimore City Revised 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 an open off-street parking area on the properties known as 3618 Elm Avenue (Block 3538, Lot 038) and 3620 Elm Avenue (Block 3538, Lot 037), 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-6), subject to the following conditions listed below.

1. The proposed parking lot must be approved by the Site Plan Review Committee.
2. The parking lot must comply with the requirements of the Landscape Manual.
3. The parking lot must comply 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 date it is enacted.