



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 4, 2011

REQUEST: City Council Bill # 09-0383/ Zoning – Conditional Use Parking, Open Off-Street Area – 1621, 1623, 1625, 1627, 1629, and 1631 Gough Street

RECOMMENDATION: Approval.

STAFF: Anthony Cataldo

PETITIONER(S): Iglesia Pentecostal de Evangelizacion Misionera, Inc.

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The subject properties are located at the corner of Gough Street and S. Bethel Street in the Fells Point neighborhood. The six properties are zoned R-8 residential, are located within the Fells Point Local (CHAP) District, as well as within the Fells Point National Register of Historic Places District, and total approximately 7,694 square feet.

General Area: This section of Southeast Baltimore has a mixture of commercial and residential uses. These lots are adjacent to Perkins Homes to the west, the Iglesia Pentecostal de Evangelizacion Misionera to the east and the Broadway Avenue corridor one block to the east.

HISTORY

There are no previous actions on this site.

CONFORMITY TO PLANS

This bill is compatible with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, specifically the EARN section, Goal 3: Improve Access to Jobs and Transportation Linkages between Businesses.

ANALYSIS

Project: In the R-8 residential district, the establishment of an open, off-street parking lot as a principal use is a conditional use, requiring approval from the Mayor and City Council, by way of an Ordinance (§4-1104). In this case, these properties had likely originally been rowhomes but have been cleared and currently the lot is unimproved, open land. It is the Church's desire to use this vacant property as a parking lot to support its congregation during Sunday services.

Site Plan Review: Applicant went through SPRC on May 17, 2011, and received approval subject to satisfying stormwater management concept plan approval if required. The site plan depicts 16 parking spaces with one curb cut entrance/exit on Gough Street. There is a brick

pier with metal picket fence along Gough Street and a metal picket fence along S. Bethel, Herring Court, and the adjacent Alleyway. There is landscaping along Gough Street and Herring Court.

Sustainability/ Forest Conservation: Development is not located within the Critical Area and there no existing trees on site. Shrubs and other plantings will be used to help screen the lot from the adjacent streets.

Historic Review: As this property lies within the local Fells Point Historic District. The screening walls received approval from CHAP staff and the site plan and screen walls were approved by the community Design Review Committee (DRC) for that area.

Findings: As per §14-204, conditional use requires findings on considerations of standards prescribed by §14-205. Staff finds that:

1. The establishment of this off-street parking at 1621-31 Gough Street, in terms of location, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare or morals. The parking lot will not create undue stress on community resources and is consistent with the City Comprehensive Plan.
2. That the proposed use is not in any way precluded by any other law.
3. The authorization of this conditional use is not contrary to the public interest.
4. The authorization is in harmony with the purpose and intent of the conditional use article.

In advance of a hearing on this matter, staff notified the following groups: Broadway Area Business Association, Fells Point Community Organization, Fells Point Task Force, Fells Point Prospect, Inc., Perkins Homes Resident Advisory Council, and the Upper Fells Point Improvement Association.

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