

Christian Ed. Building

The recent contract extension pertaining to Section 6 gives JBL the right to back out of the contract on or before Feb 9th. They must give us a written declaration if they intend to do so. The existing extension pertaining to Section 7 (March 21st) would still give them the right to pursue a resolution of the parking problem and to obtain approval of subdivision and condominium plans. Parking + Subdividing are tied together. The parking seems to remain as the largest issue.

At the meeting with Jim Kraft, City Councilman, yesterday he stated that 6 condos would require 9 parking spaces and maybe 12.

I tried to find this requirement in Baltimore City's Zoning Regulations but could not. www.ci.baltimore.md.us/government/legislative/zoning/ click on title 10 OFF street parking. It states for Res. 8 zoning 1 space per unit is required. Which equals 6.

Another issue I discovered is that St Brigid's Parking Lot does not appear to meet the criterion for a parking lot. I think it was originally a playground for their school. Among other things the Zoning Code requires a 17' wide entry for one way traffic. If it is included in a subdivision plan it could open a whole can of worms for St Brigid's and us. Look at Title 10 of the Zoning Code.

If we decide to try to sell the entire building I would recommend a price of 1,450,000⁰⁰ with some very carefully thoughtout restrictive covenants.

ACJ