

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: September 25, 2024  
RE: City Council Bill 24-0577



I am herein reporting on City Council Bill 24-0577 introduced by Councilmember Stokes at the request of Housing Authority of Baltimore City c/o Buzz Wolfe.

The purpose of this bill is to permit, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1032 Homewood Avenue (Block 1182, Lot, 042), as outlined in red on the accompanying plat; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The property is zoned in the Industrial Mixed-Use (IMU-1) zoning district 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 11-301 (IMU-1). A site visit was conducted during the month of September. This property is located where PABC administers on-street parking programs. Parking meters are located to the Southwest on the 900 block of Greenmount Avenue. Additionally, plans which included this site were previously reviewed by the PABC at Site Plan Review Committee (SPRC). It is our understanding that the parking lot will be utilized by the administrative building located to the south of the site. Therefore, if any other changes are made, the PABC will be involved through the Site Plan Review Committee (SPRC) to ensure that the design guidelines for parking and loading demands are adequately addressed and the parking and loading demands of the proposal are mitigated.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0577.