



MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: August 29, 2024

Subject: City Council Bill 24-0574

I am herein reporting on City Council Bill 24-0574, introduced by Councilmember Costello at the request of c/o Joseph R. Woolman.

The purpose of this bill is to change the zoning for the property known as 1921 Light Street (Block 1038, Lot 005), from the R-8 Zoning District to the C-1 Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The proposed legislation does not mention parking. PABC staff conducted site visits in August 2024. The parcel indicated in the legislation is not adjacent to, but in the vicinity of Residential Permit Parking Area #51 and parking meters managed by the PABC. At the time of the site visits, over half of the parking spaces directly adjacent to the existing warehouse were available. However, for the remaining blockfaces nearby, only an average of 10-30% of parking spaces were available. It is worth noting that RPP Area #51 arose due to parking pressure from nearby multi-family buildings on the parking in front of the single-family homes of 1900 Light Street.

The statement of intent filed by the applicant on July 19, 2024, does not mention the intended use. When building plans and uses are submitted, PABC will be involved through Site Plan Review Committee to ensure that parking and loading demands are adequately addressed and that effects of parking and loading are mitigated. We will be looking carefully at how the intended use and any provided parking could impact this densely populated area.

Based on the comments above, the PABC respectfully requests a favorable report for City Council Bill 24-0574.