



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Veronica P. McBeth, Director, Department of Transportation
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	April 6, 2026
<b>SUBJECT</b>	26-0150 • Zoning – Conditional Use – Retail Goods Establishment (With Alcoholic Beverage Sales) – Variances – 600 West North Avenue

**Position: Without recommendation**

## **BACKGROUND**

Section 5-503(b)(5) of the Baltimore City Zoning Code (Article 32) requires the Department to submit a report on legislative authorizations pertaining to variances, conditional uses, map amendments, master plans, areas of special sign control, and planned unit developments. The Department's primary roles in the property development process are to manage the use of public right of way, mitigate impacts to traffic operations, and protect vulnerable roadway users.

The Department was made aware of non-negotiable on-street parking needs associated with the development of retail and grocery space at 600 W North Avenue at the November 13, 2025, meeting of the Site Plan Review Committee (SPRC). At this meeting, agencies including the Maryland Transit Administration (MTA), the Department of Planning, and the Department of Transportation opposed the inclusion of on-street parking. Proposed on-street parking was rejected over concerns that it would diminish the effectiveness of dedicated bus lanes and create new conflicts between MTA buses and parked cars, potentially contributing to crashes. The SPRC's decision to reject on-street parking was reversed over the following months.

In its report dated March 16, 2026, the Planning Commission referred parking and traffic related issues to the Department of Transportation. While the aforementioned with bus conflict concerns remain, the decision to allow on-street parking was ultimately made by agency leadership at site visit following the November 13 SPRC meeting. The decision was made to ensure that the wider community's fresh food needs could be addressed by a new grocery store tenant.

## **RECOMMENDATION**

The Department provides no formal recommendation on Council Bill 26-0150.