

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
Date: October 11, 2023  
RE: City Council Bill 23-0351



I am herein reporting on City Council Bill 23-0351 introduced by Councilmember Torrence.

The purpose of this bill is to change the zoning for the properties known as 1801 to 1807 Bloomingdale Road (Block 2427, Lots 032 to 035) and 1800 to 1816 North Rosedale Street (Block 2427, Lots 001 to 009), as outlined in red on the accompanying plat, 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 legislation requests for the selected properties to be rezoned and does not reference parking. The parking requirements for the properties will be based on the standards in the Zoning Code. The site is located where the PABC does not administer any on-street parking programs. However, there are parking meters on North Avenue which is nearby and to the north. As with the existing C-1 zoned properties to the north which are served by metered parking to encourage parking turnover for the businesses, if these properties are rezoned it might be appropriate there too. When building plans and uses are submitted, 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.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 23-0351.