



Greektown Neighborhood Association, Inc.

804 Umbra Street
Baltimore, Maryland 21224
ggna.baltimore@gmail.com

March 23, 2026

RE: Written testimony on CB 26-0145: Commercial Vehicle Parking

Dear Chairman Dorsey,

The Board of Greektown Neighborhood Association applauds and supports the intent of this bill to make commercial vehicle enforcement easier in Baltimore City. While we believe the changes proposed are all positive, we would like to make some additional comments as the Council continues to work on this issue.

Greektown is a hotspot of commercial vehicle parking, with a history of on-street mechanic work on food trucks and ice cream trucks across our neighborhood. These vehicles are also stored for months on end in the same spots. Attached to this testimony are two photos from this morning of just some of the vehicles habitually parked here. All of this conduct is already prohibited by City Code and in most cases these vehicles are not ambiguous in their commercial character, and yet we have had repeated difficulty in getting the City's enforcement power deployed to get these trucks off the street. This experience tells us then that, however refined our definitions of commercial vehicles may become, the effect of the law will live or die on the level of actual enforcement put behind it. The Committee seems aware of this, and its powers to address it in ordinance may be limited, but this point seems essential to reiterate. If we do not have enough enforcement agents, or these enforcement agents are not being efficiently used, we will continue to see these issues go unabated.

More technically, we want to note that the combined Parking Complaint 311 request category, which otherwise seems like an efficient step, may have created problems for commercial enforcement specifically. Currently, none of the five options to the second question ("What Parking issue is being reported?") directly address commercial parking violations. A screenshot is included below this testimony. Debatably, the best fit may be "Vehicle in No Parking/Restricted Area," as residential streets are restricted for these vehicles, but it may be worth reconsidering these categories with DOT to make it clearer how residents should report these issues.

Finally, we would suggest that the Committee consider increasing the penalties for non-compliance with these rules. The Committee expressed an interest in reevaluating this section, and we urge you in doing this to consider whether the current fine structure sufficiently discourages this serious problem. For the most part, these are not citations going to average residents but commercial entities, who may have a larger capacity to absorb fines, and consequently have a different calculus when it comes to whether they will follow the law. Currently, just getting to *one* citation on a problematic vehicle is a real challenge for communities, often requiring email escalation, and if the end result of that is a single \$75 fine for overnight parking, this may not be sufficiently persuasive for commercial

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operations to move along. One of our local ice cream trucks could easily treat a single fine every few months as just the cost of doing business, possibly cheaper or easier than obtaining legal parking.

Again, we **support** the intent of this proposed bill, and request that the Committee return it favorably. But while the Council is taking up this issue, we believe this is an opportunity to really do it right, to make sure that enforcement is tightened up, in addition to definitions. This will have the most substantial, positive effect for our and other neighborhoods in the city.

Sincerely,

Ian Wolfe,
Vice President, 1st
Greektown Neighborhood Association, Inc.

QUESTION 2*

What Parking issue is being reported?

Vehicle in No Parking/Restricted Area (incl permit)	<input type="radio"/>
Vehicle blocking traffic flow (bike lanes, pedestrians)	<input type="radio"/>
Vehicle blocking access (handicap, driveway, garage)	<input type="radio"/>
License plates and tag issues	<input type="radio"/>
Abandoned Vehicle / Parked over 48 hours	<input type="radio"/>

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5000 block Fait Avenue, March 23rd, 2026



5000 block Foster Avenue, March 23rd, 2026

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