



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

**MEMORANDUM**

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

**From:** Peter Little, Executive Director

**Date:** March 7, 2024

**Subject:** City Council Bill 24-0479

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I am herein reporting on City Council Bill 24-0479, introduced by Councilmember Bullock at the request of AHC Inc.

The purpose of this bill is to change the zoning for the properties known as 901 West Mulberry Street, 317-329 North Schroeder Street, 222 North Fremont Street, 811 West Saratoga Street, and 203 North Amity Street, from the R-8 Zoning District to the R-9 Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation does not mention parking. PABC staff conducted a site visit in February 2024. The majority of the parcels indicated in the legislation are adjacent to PABC's Residential Permit Parking (RPP) Area #31.

The applicant intends to use the rezoned property for multi-family residential. 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. In addition, at the time of new development, PABC will evaluate and determine whether the RPP signage should remain. Article 31 of the Baltimore City Code states residents of newly developed greater-than-5-dwelling-unit residential buildings added to existing RPP areas are not eligible for permits.

The proposed legislation would have minor fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0479.