



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

9/25/2025

10:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

Bill: 25-0083

Title: RPP Area 30 – Exception – 15 E West Street

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Meeting: Bill Hearing

Committee: Land Use & Transportation

Bill # 25-0083

Title: RPP Area 30 – Exception – 15 E West Street

Purpose: For the purpose of amending the Parking Management Plan Restatement for RPP Area 30 (South Baltimore East) to add an exception to the Plan’s general permit allotments for dwelling units.

REPORTING AGENCIES

Agency	Report
Law Department	Approved for form and legal sufficiency
Department of Finance	Does not Oppose
Baltimore Parking Authority	Favorable with Amendment
Department of Planning	Favorable

BACKGROUND

Bill Summary

Council Bill 25 0083 requests an amendment to the Parking Management Plan Restatement for Residential Permit Parking Area 30 in South Baltimore East. The amendment addresses permit limits and exceptions, stating that 15 E. West Street is planned as a multi-family development with two dwelling units. The property is eligible for a total of four residential parking permits with two permits per dwelling unit and one visitor permit for shared use by both units.

Amendment

The amendment addresses community concerns about parking demand created by the conversion of 15 E. West Street from one to two dwelling units within Residential Permit Parking (RPP) Area 30. The RPP program is designed to protect neighborhoods from the negative effects of nonresident parking such as traffic congestion, noise, and limited residential access while ensuring that residents have reasonable parking availability. Area 30

already has one of the highest population densities in the city and adding another dwelling unit increases potential competition for on-street spaces.

Under the current Parking Management Plan, each dwelling unit in Area 30 can receive up to four residential permits. The amendment limits this property to two permits per unit and clarifies the visitor permit allocation with the language: “Each of the 2 dwelling units may be issued 1 visitor permit.” This approach aligns with the City’s Comprehensive Plan, which supports new housing and reduced car dependence while also safeguarding the neighborhood’s livability. It reflects the property’s long history of having no off-street parking and simplifies administration for the Parking Authority by ensuring each household receives its own visitor permit and preventing disputes or misuse.

ADDITIONAL INFORMATION

Fiscal Note: There should be no fiscal impact.

Information Source(s): 1st reader and agency reports

Analysis by: Juliane Jemmott
Analysis Date: 9/17/2025

Direct Inquiries to: 410 – 396 - 1268

CITY OF BALTIMORE
COUNCIL BILL 25-0083
(First Reader)

Introduced by: Councilmember Blanchard

Introduced and read first time: July 21, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Parking
Authority of Baltimore City, Department of Planning

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **RPP Area 30 – Exception – 15 E West Street**

3 FOR the purpose of amending the Parking Management Plan Restatement for RPP Area 30
4 (South Baltimore East) to add an exception to the Plan's general permit allotments for
5 dwelling units.

6 BY authority of

7 Article 31 - Transit and Traffic

8 Section 10-19(a)

9 Baltimore City Code

10 (Edition 2000)

11 BY adding

12 Parking Management Plan Restatement for

13 Residential Permit Parking Area 30 - South Baltimore East

14 Section III.B.a.iii

15 Baltimore City Parking Authority

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 Section III.B.a.iii of the Parking Management Plan for RPP Area 30 - South Baltimore East, as
18 amended, read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 25-0083

**Residential Permit Parking Program
Parking Management Plan Restatement
RPP Area 30**

III. Special Permits and Conditions

B. Conditions:

a. Permit Limits/Exceptions:

III. 15 E WEST STREET IS A PLANNED MULTI-FAMILY DWELLING DEVELOPMENT THAT WILL CONTAIN 2 DWELLING UNITS. THIS PROPERTY IS ELIGIBLE FOR ONLY 4 RESIDENTIAL PARKING PERMITS IN TOTAL, WITH 2 PERMITS FOR EACH DWELLING UNIT. 1 VISITOR PERMIT MAY BE ISSUED FOR SHARED USE BY THE 2 DWELLING UNITS.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

**AMENDMENTS TO COUNCIL BILL 25-0083
(1st Reader Copy)**

By: Parking Authority of Baltimore City
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 2, in lines 10 and 11, strike “1 VISITOR PERMIT MAY BE ISSUED FOR SHARED USE BY THE 2 DWELLING UNITS.” and substitute “EACH OF THE 2 DWELLING UNITS MAY BE ISSUED 1 VISITOR PERMIT.”.

Baltimore City Council



Land Use & Transportation Committee

Bill: 25-0083

**Title: RPP Area 30 – Exception – 15 E West
Street**

Agency Reports

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW

EBONY THOMPSON
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

September 10, 2025

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0083 – RPP Area 30 – Exception – 15 E West Street

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0083 for form and legal sufficiency. The bill would amend the Parking Management Plan for RPP Area 30 to add an exception to the Plan's general permit allotments for dwelling units. The exception pertains to a multi-family dwelling development at 15 E. West Street.

Once a parking management plan has been adopted by administrative regulation, it may be modified by ordinance. City Code, Art. 31, § 10-19(a). Accordingly, the Law Department approves the bill for form and legal sufficiency.

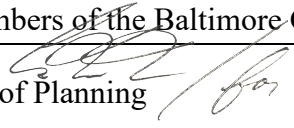
Sincerely,

Jeffrey Hochstetler
Chief Solicitor

cc: Ebony Thompson, Acting City Solicitor
Ty'lor Schnella, Mayor's Office of Government Relations
Hilary Ruley, Chief Solicitor, General Counsel Division
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor
Desireé Luckey, Assistant Solicitor



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Chris Ryer, Director, Department of Planning 
DATE	September 12, 2025
SUBJECT	City Council Bill #25-0083

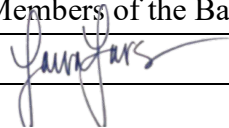
Position: Favorable

Summary of position: This amendment will limit the number of RPP passes available to the subject property, in an effort to balance the parking capacity in the area. This will not affect Planning's interests, and so we will defer to the Parking Authority. There will be no fiscal impact to Planning as a result of this bill. We do not have any proposed amendments.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at eric.tiso@baltimorecity.gov or at 410-396-8358.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Laura Larsen, Budget Director 
DATE	September 3 rd , 2025
SUBJECT	Residential Permit Parking (RPP) Area 30 – Exception – 15 E West Street

The Honorable President and
Members of the City Council
City Hall, Room 400

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 25-0083, Residential Permit Parking (RPP) Area 30 – Exception – 15 E West Street. The purpose of this bill is to amend the Parking Management Plan (PMP) Restatement for RPP Area 30, located in South Baltimore East, by creating an exception to the general residential parking permit allotments. Specifically, the bill applies this exception to the multi-family dwelling development at 15 E West Street, reducing the number of vehicle and visitor permits that may be issued for that property.

Background

Under the current Parking Management Plan for RPP Area 30, each dwelling unit is eligible to receive up to four residential parking permits and one visitor permit. Council Bill 25-0083 proposes an exception to this general rule for the property at 15 E West Street, which is a planned two-unit multi-family development. Currently, this property has one residential unit. Instead of receiving the standard allotment per unit, the entire property will be limited to a total of four residential permits (two per unit) and one shared visitor permit, reducing the maximum permits that can be issued to this address by four residential permits and one visitor permit. This change results in a lower number of parking permits than would normally be issued under existing regulations.

Fiscal Impact

As this bill is limited to one property, in one Residential Parking Permit District, and does not involve any capital investment, sale of City property, or expansion of City services, its implementation will not create a financial burden. The reduction in the number of parking permits issued to this specific address may have a negligible impact on permit-related revenue, but this is not expected to materially affect the City's overall fiscal health. The administrative processes to implement the exception fall within the normal operational scope of the Parking Authority of Baltimore City.

The Department of Finance anticipates minimal fiscal impact from this legislation. A Residential Parking Permit and a visitor permit are \$20. There is an existing unit at this property, and a planned second, the maximum revenues deferred by this legislation is \$100 for four \$20 residential parking permits and one \$20 visitor's pass.

Conclusion

City Council Bill 25-0083 establishes a narrowly tailored exception to RPP Area 30's parking permit allotments, aligning parking availability with a specific residential development at 15 E West Street. The legislation does not impose additional costs on the City and has no significant impact on revenues or expenditures. It is a localized adjustment that balances community parking needs with development planning.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 25-0083.

cc: Michael Mocksten
Nina Themelis



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Peter Little, Executive Director, Parking Authority of Baltimore City
CC	Mayor's Office of Government Relations
DATE	September 22, 2025
SUBJECT	25-0083 RPP Area 30 – Exception – 15 E West Street

Position: Favorable with Amendment

BILL SYNOPSIS

City Council Bill 25-0083 is for the purpose of amending the Parking Management Plan for RPP Area 30 (South Baltimore East) to add an exception to the Plan's general permit allotments for two dwelling units on one parcel in Area 30.

SUMMARY OF POSITION

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. PABC staff conducted a site visit in September 2025. Councilmember Blanchard brought forth the bill based on community feedback, in accordance with Baltimore City Code Article 31, section 10-19(a).

The intent of the Residential Permit Parking (RPP) Program, as stated in Article 31, section 10-2(a) of City Code, is to protect the RPP areas from hazards and adverse conditions resulting from nonresidents parking in the area, including pollution, traffic, noise, trash, and unreasonable burdens in gaining access to their residences. In addition, various sections of Article 31 require community-based decision-making. For example, RPP participants from across the city serve on the RPP Advisory Board that seeks to ensure the RPP program "is effective and responsive to those it serves."

The Parking Management Plan for Area 30 states that all dwelling units included in the plan are eligible for up to four residential parking permits. This bill's intended exception makes one parcel within Area 30, 15 E West St, subject to a different restriction, by allowing only up to two residential parking permits per dwelling unit on that specific parcel because of a planned conversion from one dwelling unit to two, effectively increasing the density of the neighborhood by one dwelling unit.

There is precedent for addressing increases in density through RPP regulations:

- Article 31 section 10-20(b)(3) sets limits for eligibility in the case of new development or redevelopment within an existing RPP area (5 or fewer new units in a multi-family

building would be eligible by right, but the inclusion of a parcel with more than 5 new units would require a major change approved by a majority of households in the program).

- Council has approved bills excluding multi-family conversions that add fewer than 5 dwelling units from the RPP area encompassing the converted properties.
- A few RPP areas require households with an existing parking pad or garage to use that off-street space for their first vehicle; such households are only able to purchase vehicle permits for additional vehicle registrations beyond their first vehicle.

In locations like Area 30, which has one of the highest population densities in the city, new development or redevelopment that adds density and additional housing types is in accordance with the recently updated Comprehensive Plan. At the same time, one of the objectives of the Comprehensive Plan is fostering livable places *without reliance on automobiles*. Adjusting RPP regulations, based on input from an RPP area's residents, to address increased density, while allowing new residents to participate at some level, may be an appropriate strategy for protecting the livability of an already dense neighborhood.

However, the proposed sharing of one visitor permit between two dwelling units creates challenges which make it unrealistic to administer. This provision would be impractical for PABC to implement because it would require significant coordination between two unrelated households, and might lead to permit abuse. PABC must issue a permit to an eligible party, and in this case, it is unclear which dwelling would receive the permit. If the households from the two dwelling units disagree about which household should be issued the visitor pass, PABC might be expected to determine how much each household could use the permit — and we cannot.

FISCAL IMPACT

The passage of the bill would have little to no fiscal impact as it relates to parking.

AMENDMENTS

Based on the comments above, the PABC respectfully requests a favorable report with the following recommended amendment: Amend page 2, lines 10-11 to read: "EACH OF THE 2 DWELLING UNITS MAY BE ISSUED 1 VISITOR PERMIT" for City Council Bill 25-0083.



CITY OF BALTIMORE
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