

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
Date: January 31, 2022  
RE: City Council Bill 22-0188



I am herein reporting on City Council Bill 22-0188 introduced by Councilmember Cohen at the request of The Gallery Church of Baltimore, Inc.

The purpose of this bill is to change the zoning for the property known as 3101-3113 Eastern Avenue (Block 1794, Lots 009 and 009A), from the Rowhouse and Multi-Family Residential (R-8) Zoning District to the Neighborhood Business (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. Parking requirements for the site will be based on the underlying zoning and the standards in the Zoning Code. If the rezoning request is passed, off-street parking requirements are exempt in the C-1 Zoning District based off §16-601 of the Zoning Code. A site visit was conducted during the month of January 2022 to see the current parking conditions and confirm that part of the 3100 block of Eastern Avenue has a Passenger Loading Zone. Unregulated on-street parking is also around the site. When building plans and uses are submitted, 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 that negative effects of parking and loading are mitigated.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 22-0188.