

TRANSMITTAL MEMO

TO: Council President Brandon M. Scott
FROM: Peter Little, Executive Director
Date: October 23, 2020
RE: City Council Bill 20-0618



I am herein reporting on City Council Bill 20-0618 introduced by Councilmember Pinkett at the request of Seon Joo Lee.

The purpose of this bill is to change the zoning for the property known as 1220-1222 West North Avenue (Block 3415, Lot 011), from the Office-Residential (OR-1) Zoning District to the Neighborhood Business (C-1) Zoning District.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation does not reference parking. It is our understanding that the request of the rezoning would allow the existing use(s) to continue, therefore parking impacts have already been realized. If there are any changes to the use(s) the parking requirements will be based on the underlying zoning and the standards in the Zoning Code. A site visit was conducted during the month of October. There is on-street parking on both the north side and south side of the 1200 block of West North Avenue. There is a Truck Loading Zone (TLZ) in front of the site. There is another TLZ along McCulloh Street. Both the north and south sides of the street have red paving for a future dedicated bus lane. The parking on the north side will not be removed. The south side of the street has several single-space meters which will be removed; however, parking will be available along McCulloh Street and Druid Hill Avenue.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 20-0618.