

## Leva, Anthony F (City Council)

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**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Wednesday, September 17, 2025 10:30 PM  
**To:** Testimony  
**Subject:** Form submission from: Testify Before the Baltimore City Council  
**Attachments:** Bill 25-0065.pdf

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### Testify Before the Baltimore City Council

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On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name	Kate Simms
Affiliation	self
Email	knbeagle@gmail.com
Phone Number	(410) 977-4286
Address	1630 Lancaster St, Baltimore, MD, 21231
Position	Oppose
Type of Testimony	Written
Upload Testimony	<a href="#">Bill 25-0065.pdf</a>

## Leva, Anthony F (City Council)

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### Testify Before the Baltimore City Council

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On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name	Lisa Regnante
Affiliation	Little Italy Neighborhood Association
Email	<a href="mailto:president@BaltimoreLINA.org">president@BaltimoreLINA.org</a>
Phone Number	(410) 227-7054
Address	250 President St , Unit #811, Baltimore, MD, 21202
Position	Oppose
Type of Testimony	Oral

## Leva, Anthony F (City Council)

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**From:** Tiso, Eric (DOP)  
**Sent:** Wednesday, September 10, 2025 1:00 PM  
**To:** Leva, Anthony F (City Council); Jemmott, Julianne (City Council)  
**Subject:** FW: Opposition to City Council Bill 25-0065 (Parking)  
**Attachments:** Opposition\_Letter\_25-0065.pdf

For the bill file...

-Eric

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**From:** Charles Williams <chazwilliamz@gmail.com>  
**Sent:** Wednesday, September 10, 2025 12:55 PM  
**To:** Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>; Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>  
**Cc:** Malcolm Lewis <Malcolm.Lewis1130@gmail.com>; Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Joel Kurz <joel@thegardenbaltimore.com>; William Blackwell <willmarionb1510@verizon.net>; Eric Brown <mobybrown@aol.com>; Brenda Allison <bkayeallison@gmail.com>; Jules Dunham Howie <juleshouse@hotmail.com>; rdorsey <Ryan.Dorsey@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; marble hill <marblehillimprovement@gmail.com>; Upton@historicipton.com; Kennedy, Alice (DHCD) <Alice.Kennedy@baltimorecity.gov>  
**Subject:** Opposition to City Council Bill 25-0065 (Parking)

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**September 10, 2025**

**Re: Opposition to City Council Bill 25-0065 (Parking)**

**Good afternoon Mr. Tiso,**

Please include the attached letter, also copied below, as part of the testimony for the upcoming Planning Commission hearing on September 11th.

As a resident and homeowner in Marble Hill, I am writing to express my strong opposition to City Council Bill 25-0065 (Parking). While I understand the intent behind reducing off-street parking requirements, this proposal does not reflect the day-to-day realities of Baltimore's neighborhoods and would impose significant burdens on residents.

### **Public Safety and Emergency Access**

Eliminating minimum parking requirements will inevitably increase the number of cars parked on already

crowded streets. In many neighborhoods, vehicles already line both sides of the block, creating serious obstacles for fire trucks, ambulances, and police vehicles. Any delay in emergency response due to blocked or narrowed roadways places lives at risk.

### **Impact on Seniors and Residents with Disabilities**

Baltimore has a large population of seniors and individuals with mobility challenges who rely on the ability to park near their homes. Removing parking requirements will make it even harder for them to access their residences safely. This bill places an unfair burden on those least able to walk long distances from distant or unsafe parking spots.

### **Equity and Fairness**

Developers benefit when parking requirements are eliminated, but residents are left to absorb the negative consequences. Long-term homeowners and renters will face increased competition for limited curb space, more parking tickets, and greater inconvenience, while developers are relieved of the responsibility to plan responsibly for the vehicles their projects attract.

### **Environmental and Infrastructure Concerns**

More cars circling neighborhoods in search of scarce parking will worsen emissions and further deteriorate our streets, which are already in need of repair. The increased wear-and-tear on city infrastructure will raise costs that taxpayers—not developers—will be forced to bear.

### **Historic Neighborhood Character**

Neighborhoods such as Marble Hill were never designed to accommodate high-density development without adequate parking. This bill disregards the historic character and architectural fabric of legacy communities, replacing thoughtful planning with a one-size-fits-all approach that undermines livability.

For these reasons, I strongly urge the Planning Commission to recommend against the passage of City Council Bill 25-0065 (Parking). Thoughtful, neighborhood-specific planning must take precedence over blanket deregulation that disregards public safety, equity, and the lived experiences of Baltimore residents.

I appreciate your attention to this important matter and your commitment to preserving the safety and stability of our communities.

With appreciation,  
Charles Williams  
Marble Hill Resident

## Leva, Anthony F (City Council)

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**From:** Tiso, Eric (DOP)  
**Sent:** Wednesday, September 10, 2025 12:56 PM  
**To:** Leva, Anthony F (City Council); Jemmott, Julianne (City Council)  
**Subject:** FW: CITY COUNCIL BILL #25-0065/ ZONING - ELIMINATING OFF-STREET PARKING REQUIREMENTS (Citywide)  
**Attachments:** Marble Hill - Bill Opposition 0065.docx

For the Council Bill file.

-Eric

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**From:** malcolm.lewis1130@gmail.com <malcolm.lewis1130@gmail.com>  
**Sent:** Wednesday, September 10, 2025 8:57 AM  
**To:** Tiso, Eric (DOP) <Eric.Tiso@baltimorecity.gov>; Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>  
**Cc:** Blanchard, Zachary (City Council) <zachary.blanchard@baltimorecity.gov>; Bullock, John (City Council) <John.Bullock@baltimorecity.gov>; Cohen, Zeke (City Council) <Zeke.Cohen@baltimorecity.gov>; 'Charles Williams' <chazwilliamz@gmail.com>; 'Joel Kurz' <joel@thegardenbaltimore.com>; William Blackwell <willmarionb1510@verizon.net>; 'Eric Brown' <mobybrown@aol.com>; 'Jules Dunham Howie' <juleshouse@hotmail.com>; 'Brenda Allison' <bkayeallison@gmail.com>; rdorsey <Ryan.Dorsey@baltimorecity.gov>; Gray, Paris (City Council) <Paris.Gray@baltimorecity.gov>; 'marble hill' <marblehillimprovement@gmail.com>  
**Subject:** CITY COUNCIL BILL #25-0065/ ZONING - ELIMINATING OFF-STREET PARKING REQUIREMENTS (Citywide)

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Hi Eric & Chris – Please include this letter, attached and below, into the testimony for the Land Use and Transportation Committee Meeting tomorrow. Thank You.

I am writing to urge you to consider rejecting or revising City Council Bill 25-0065. This proposal, though perhaps well-intentioned in seeking to reduce restrictions that impact development, overlooks the real consequences it will impose on our communities, infrastructure, and daily life.

Bill 25-0065 is equally alarming. Eliminating minimum off-street parking requirements ignores the transportation realities of many Baltimoreans. While encouraging walkability and biking is laudable, the city has not yet made the investments necessary to make those options feasible or safe for all residents. Without sufficient public transit or protected bike lanes, this policy could create chaos on residential streets, increase traffic disputes, and worsen mobility challenges, particularly for those in underserved or lower-income communities who cannot afford frequent parking fines or long walks to distant parking spots. Additionally, the

Marble Hill Community residents have existing parking challenges especially on Sundays where our local churches bring in members from all over, many of which are not residents.

Urban policy must be rooted in the lived experiences of all Baltimore residents, not just in theoretical planning models. We need zoning reforms that are responsive to neighborhood context, that phase in over time, and that are informed by robust public engagement, not sweeping changes that outpace our city's readiness.

I respectfully request that the Planning Commission recommend disapproval of bill 25-0065 and instead promote a more inclusive, data-driven planning process.

Sincerely,

Malcolm Lewis P.E.,

Marble Hill Resident

## Leva, Anthony F (City Council)

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**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Tuesday, September 9, 2025 6:11 PM  
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### Testify Before the Baltimore City Council

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On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name	Kevin Lindamood
Affiliation	Health Care for the Homeless
Email	<a href="mailto:klindamood@hchmd.org">klindamood@hchmd.org</a>
Phone Number	(443) 838-7867
Address	421 Fallsway, Baltimore, MD, 21212
Position	Support
Type of Testimony	Oral

## Leva, Anthony F (City Council)

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**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Tuesday, September 9, 2025 5:10 PM  
**To:** Testimony  
**Subject:** Form submission from: Testify Before the Baltimore City Council  
**Attachments:** The Case Against Zoning Bills 25-0064, 25-0065.pdf

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### Testify Before the Baltimore City Council

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On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name	Joseph Landers
Affiliation	Life-long resident
Email	jodylanders3@gmail.com
Phone Number	(443) 386-2638
Address	2810 Rueckert Ave, Baltimore, MD 21214, Baltimore, MD, 21214
Position	Oppose
Type of Testimony	Both
Upload Testimony	<a href="#">The Case Against Zoning Bills 25-0064, 25-0065.pdf</a>



## Leva, Anthony F (City Council)

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**From:** City of Baltimore <noreply@formresponse.com>  
**Sent:** Monday, September 8, 2025 1:18 PM  
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### Testify Before the Baltimore City Council

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On which bill would you like to testify?

25-0065 - Zoning – Eliminating Off-Street Parking Requirements

Name Emily Ranson

Affiliation Clean Water Action

Email [eranson@cleanwater.org](mailto:eranson@cleanwater.org)

Phone Number (410) 921-9229

Address 145 W Ostend St, Suite 600, Baltimore, MD, 21230

Position Support

Type of Testimony Both

Upload Testimony [CWA testimony parking minimums .pdf](#)