



MEMORANDUM

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

From: Peter Little, Executive Director

Date: November 15, 2021

Subject: City Council Bill 21-0166

I am herein reporting on City Council Bill 21-0166 introduced by Councilmember Stokes at the request of 2507 N Howard Street, LLC.

The purpose of this bill is to change the zoning for the property known as Block 3635 Lot 055 from the C-4 Zoning District to the C-1 Zoning District with the intent of residential development.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The legislation does not reference parking.

A site visit was conducted during the month of November. The parcel currently is striped as a parking lot and there are two Zipcar spaces on the lot (we understand Zipcar made an agreement with the property owner for these spaces). There is no on-street parking along Mace Street. There is on-street parking along the south side of the 2600 block of W 26th Street. The PABC currently manages parking meters and Residential Permit Parking in the area.

To our understanding, this parcel is not providing required parking for any uses in the area. Parking requirements for any new uses will be based on the types of uses and the standards in the Zoning Code.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 21-0166.