

September 10, 2025

Baltimore City Planning Commission  
100 N. Holliday Street  
Baltimore, MD 21202

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

Dear Commissioners,

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