

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: June 21, 2024
RE: City Council Bill 24-0542



I am herein reporting on City Council Bill 24-0542 introduced by Councilmember Middleton at the request of AB Associates c/o Chase Hoffberger.

The purpose of this bill is to change the zoning for the properties known as 3701-3733 Towanda Avenue, as outlined in red on the accompanying plat, from the R-6 Zoning District to the 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. The parking requirements for the properties will be based on the standards in the Zoning Code. If the rezoning request is passed, the use in the C-1 Zoning District would be exempt from off-street parking requirements based on §16-601 of the Zoning Code. The site is located where the PABC does not administer any on-street parking programs. However, unregulated on-street parking is available around the site and off-street parking is available off the alley at some of the surrounding residential properties. When building plans and uses are submitted, the 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 based on the required standards and the parking and loading demands of the proposal are mitigated.

The proposed legislation would have minor fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0542.