

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
Date: December 20, 2022
RE: City Council Bill 22-0325



I am herein reporting on City Council Bill 22-0325 introduced by Councilmember Cohen at the request of Miryan Quezada.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the Mixed Residential (R-7) Zoning District on the property known as 466 Hornel Street (Block 6345, Lot 023) and grant variances from certain bulk regulations (lot area size) and off-street parking requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located where PABC administers any on-street parking programs. Since the existing residential dwelling unit is over 50 years old, it is exempt from parking requirements (Art. 32, §16-602). A site visit was conducted during the month of December. PABC investigated the parking situation in the area including the alley and rear portion of the property. It appears that this dwelling unit is currently not in use. Surrounding dwelling units in the neighborhood feature a paved rear yard to fit at least one on-site parking space. It also appears that on-street parking supply is adequate to accommodate demand. Considering the available parking in the neighborhood and the exemption provision, PABC has determined parking demand can be met and the passage of this bill will not negatively impact parking in the area.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 22-0325 including the variance from the additional parking space for the second dwelling unit.