



## MEMORANDUM

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

**From:** Peter Little, Executive Director

**Date:** April 17, 2024

**Subject:** City Council Bill 24-0497

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I am herein reporting on City Council Bill 24-0497 introduced by Councilmember Bullock at the request of Nickel Blue Investment Group LLC.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit into 2 dwelling units in the R-8 Zoning District on the property known as 1005 West Lanvale Street (Block 0104, Lot 003).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located within any PABC-administered parking programs. PABC staff conducted a site visit in March 2024. Currently no off-street parking is provided. The lot does not appear to be directly accessible by vehicle from a public right-of-way, so it cannot accommodate off-street parking. According to the Zoning Administrator Memo dated February 8, 2024, this bill requires an off-street parking variance for the one new dwelling unit to be added. There is sufficient on-street parking to accommodate demand.

Passage of this bill would have no fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0497.