

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young  
FROM: Peter Little, Executive Director  
DATE: April 25, 2019  
RE: Council Bill 19-0360



I am herein reporting on City Council Bill 19-0360 introduced by Councilmember Costello at the request of Cato Clemens.

The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 1214 Bolton Street; and granting a variance from certain off-street parking regulations.

According to Baltimore City Code Art. 32 § 9-701(2), the R-7 Zoning District allows for the conversion of a single-family dwelling to a multi-family dwelling through conditional-use approval by Ordinance of the Mayor and City Council. Conversion standards in Baltimore City Code Art. 32 § 9-703(f) require that at least 1 off-street parking space must be provided for each dwelling unit. This proposed legislation requests a variance for the off-street parking requirement.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. A site visit was conducted during the first week of April 2019. This property is located within Residential Permit Parking (RPP) Area 3 Bolton Hill. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, the PABC investigated the alley and rear of the property and determined that there is sufficient access to a garage with a 16-foot-wide door. However, Baltimore City Code Art. 32 § TBL 16-402 requires a stall width of at least 9 feet for off-street parking. Therefore, a variance for off-street parking is required, and the PABC has determined that 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 19-0360.