

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: August 13, 2024
RE: City Council Bill 24-0572



I am herein reporting on City Council Bill 24-0572, introduced by Councilmember Stokes at the request of AB Associates.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1730 North Broadway (Block 1109, Lot 053), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is located where the PABC does not administer any on-street parking programs. PABC investigated parking availability around the property including the alley and rear portion of the property in August 2024. Unregulated on-street parking is available around the property. According to the Zoning Administrator Memo dated April 26, 2024, for three dwelling units at least two off-street parking spaces are required. None are provided as proposed nor are any possible with the current site configuration. However, there is sufficient on-street parking to accommodate demand.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0572.