

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
Date: July 31, 2023
RE: City Council Bill 23-0409



I am herein reporting on City Council Bill 23-0409 introduced by Councilmember Torrence at the request of Solomon Weldekirstos.

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 Rowhouse Residential (R-8) Zoning District on the property known as 2127 McCulloh Street (Block 0310, Lot 013) and granting variances from certain bulk regulations (lot area size).

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. A site visit was conducted during the month of July. The site is in an area with a mix of occupied and unoccupied units. PABC investigated the parking situation in the area including the alley and rear portion of the property. It appears the parcel can accommodate two off-street parking spaces as part of the conversion, and the rear access is wide enough for vehicular movement. It also appears that on-street parking supply is adequate to accommodate demand. Considering the available parking in the neighborhood, 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 23-0409.