

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
Date: January 27, 2021  
RE: City Council Bill 21-0005



I am herein reporting on City Council Bill 21-0005 introduced by Councilmember Conway at the request of 810 Argonne, LLC.

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 810 Argonne Drive (Block 3913C, Lot 021), and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, 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. It is our understanding that the request of the conversion would allow the existing use(s) to continue, therefore parking impacts have already been realized. If there are any changes to the use(s) the parking requirements will be based on the underlying zoning and the standards in the Zoning Code. PABC investigated parking availability around the property. Upon visiting the site, parking is available around the area along Wilsby Avenue and Elkader Road. Considering the available parking in the neighborhood, and the requested parking variance, 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 21-0005.