

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: January 24, 2024
RE: City Council Bill 23-0455



I am herein reporting on City Council Bill 23-0455 introduced by Councilmember Stokes at the request of Robert Taylor o/b/o MKA Rentals, LLC.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit into 4 dwelling units in the R-8 Zoning District on the property known as 1127 North Caroline Street (Block 1177, Lot 033), as outlined in red on the accompanying plat; 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 December 2023. There is a curb cut at the rear of the property to access off-street parking on the parcel. According to the Zoning Administrator Memo dated October 3, 2022, an off-street parking variance is not required for this conversion, as the owner indicated that three off-street parking spaces will be provided in the rear of the property.

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

Based on the comments above, the PABC is favorable to the passage of City Council Bill 23-0455.