

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
Date: December 20, 2022  
RE: City Council Bill 22-0320



I am herein reporting on City Council Bill 22-0320 introduced by Councilmember Cohen at the request of Huifen Li.

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 427 Gusryan Street (Block 6345, Lot 037) and grant 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. Since the existing residential dwelling unit is over 50 years old, it is exempt from parking requirements (Art. 32, §16-602). A site visit was conducted during the month of December. PABC investigated the parking situation in the area including the alley and rear portion of the property. It appears that this unit has a paved rear yard able to fit one off-street parking space, 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 the exemption provision and the on-site parking, 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 22-0320.