



PARKING
OF BALTIMORE CITY
AUTHORITY

MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: April 30, 2024

Subject: City Council Bill 24-0501

I am herein reporting on City Council Bill 24-0501 introduced by Councilmember Bullock at the request of Renwick Glen James.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit into 2 dwelling units in the R-8 Zoning District on the property known as 1833 West Lexington Street (Block 0178, Lot 017), and to grant a variance from off-street parking requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located within any PABC-administered parking programs. PABC staff conducted a site visit in April 2024. Currently no off-street parking is provided. The rear of the lot does appear to be accessible by vehicle from a public right-of-way, Vine Street. However, the rear of the lot is fenced and planted with trees. According to the Zoning Administrator Memo dated February 16, 2024, this bill requires an off-street parking variance for the one new dwelling unit to be added. There is sufficient on-street parking to accommodate demand.

Passage of this bill would have no fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0501.