

TRANSMITTAL MEMO

TO: Council President Brandon Scott
FROM: Peter Little, Executive Director
DATE: August 22, 2019
RE: Council Bill 19-0419



I am herein reporting on City Council Bill 19-0419 introduced by Councilmember Pinkett at the request of Elliott Pratt.

The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 2310 Eutaw Place.

According to Baltimore City Code § 9-701 (2), the conversion of a single-family dwelling to a multi-family dwelling in the R-7 and R-8 Districts is subject to conditional-use approval by Ordinance of the Mayor and City Council. According to § 16-203 (a), if a structure is increased through the addition of a dwelling unit, additional off-street parking spaces must be provided. This proposed legislation requests a variance for the off-street parking requirement.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. This property is not located on a block where PABC administers on-street parking programs. Site visits were conducted during the second week of August 2019. PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, PABC investigated the alley and rear of the property and determined that there is insufficient access or property for any off-street parking spaces. Therefore, a variance for off-street parking is required, and PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, PABC does not oppose the passage of City Council Bill 19-0419.