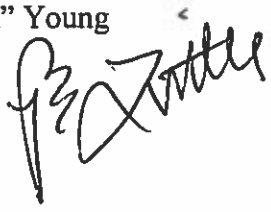


TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young  
FROM: Peter Little, Executive Director  
DATE: May 10, 2018  
RE: Council Bill 18-0217



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

I am herein reporting on City Council Bill 18-0217 introduced by Councilmember Bullock at the request of Oscar Blackie.

The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1823 West Baltimore Street (Block 0208, Lot 012).

According to Baltimore City Code Art. 32 § 9-701(2) the R-8 Zoning District allows for the conversion of a single-family dwelling to a multi-family dwelling through conditional-use approval by Ordinance of the Mayor and City Council. Conversion standards in Baltimore City Code Art. 32 § 9-703(f) require that at least 1 off-street parking space must be provided for each dwelling unit. The proposed legislation does not include a request for a variance from the off-street parking requirement, and the site appears large enough to accommodate off-street parking.

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. A site visit was conducted during the first week of May 2018. The PABC observed the on-street parking demand and determined that there is available inventory. In addition, the PABC investigated the rear concrete parking pad and determined that there is sufficient room for 2 vehicles. Therefore, the PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 18-0217.

**CITY OF BALTIMORE  
COUNCIL BILL 18-0217  
(First Reader)**

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Introduced by: Councilmember Bullock  
At the request of: Oscar Blackie  
Address: 1823 West Baltimore Street, Baltimore, Maryland 21223  
Telephone: 202-294-8832  
Introduced and read first time: April 16, 2018  
Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **2 Dwelling Units in the R-8 Zoning District – 1823 West Baltimore Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1823  
6 West Baltimore Street (Block 0208, Lot 012), as outlined in red on the accompanying plat.

7 BY authority of  
8 Article 32 - Zoning  
9 Sections 5-201(a) and 9-701(2)  
10 Baltimore City Revised Code  
11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
14 the R-8 Zoning District on the property known as 1823 West Baltimore Street (Block 0208, Lot  
15 012), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
16 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
17 with all applicable federal, state, and local licensing and certification requirements.

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
19 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
20 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
21 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
22 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
23 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
24 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
25 the Zoning Administrator.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.