

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: August 13, 2024
RE: City Council Bill 24-0571



I am herein reporting on City Council Bill 24-0571, introduced by Councilmember Stokes at the request of ReBuild Johnston Square Phase 1 LLC.

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 R-8 Zoning District on the property known as 730 East Preston Street (Block 1142B, Lot 028), as outlined in red on the accompanying plat; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements; 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 August 2024. Unregulated on-street parking is available around the property. At present, no off-street parking spaces can be accommodated on this property due to the existing configuration nor are any proposed for the property. However, there is sufficient on-street parking to accommodate demand.

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

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0571.