

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
Date: January 6, 2022  
RE: City Council Bill 21-0186



I am herein reporting on City Council Bill 21-0186 introduced by Councilmember Torrence at the request of Danielle Green.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the Mixed Residential (R-7) Zoning District on the property known as 1635 Gwynns Falls Parkway (Block 3235, Lot 030), and granting a variance from certain bulk regulations (lot area size).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The bill did not provide a request for a parking variance. This property is not located where PABC administers any on-street parking programs. PABC investigated the parking situation in the area including the alley and rear portion of the property in December 2021. It appears that on-street parking is adequate to accommodate demand, the rear access is sufficient, and the property can accommodate one parking space. Considering the existing single-family dwelling is exempt from the parking requirement due to the building being more than 50 years old, the potential to build one off-street parking space and adequate on-street parking in the neighborhood, PABC has determined parking standards can be met with a parking variance 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 20-0186 with the parking variance.