

TRANSMITTAL MEMO

TO: Council President Brandon Scott
FROM: Peter Little, Executive Director
DATE: November 27, 2019
RE: Council Bill 19-0462



I am herein reporting on City Council Bill 19-0462 introduced by Councilmember Stokes at the request of 2112 Saint Paul St., LLC.

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-8 Zoning District on the property known as 2112 Saint Paul Street. 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 and third week of November 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 it appears the access is sufficient and the property can accommodate two parking spaces. Therefore, a variance for an off-street parking space is necessary, and PABC has determined that the passage of this bill will not negatively impact parking in the area. PABC supports using semi-pervious materials, such as grass-crete and pervious pavers, for any parking spaces that are added to the rear of the property (subject to Baltimore City Building Code).

Based on the comments above, PABC does not oppose the passage of City Council Bill 19-0462.