

TRANSMITTAL MEMO



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

**TO:** Council President Bernard "Jack" Young  
**FROM:** Peter Little, Executive Director  
**DATE:** June 1, 2018  
**RE:** Council Bill 18-0239

I am herein reporting on City Council Bill 18-0239 introduced by Councilmember Bullock at the request of Priscilla Oldham.

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 1613 West Pratt Street (Block 0262, Lot 007).

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) and 16-203 require that at least 1 off-street parking space must be provided for each dwelling unit. 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 the PABC administers on-street parking programs. A site visit was conducted on May 31, 2018. The PABC observed the on-street parking demand and determined that there is available inventory. In addition, the PABC investigated the alley and rear of the property and determined that there is not sufficient room for any off-street parking spaces. The alley is too narrow for vehicle access and the building occupies the entire parcel of land. A variance for off-street parking is therefore required, and 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 18-0239.