



PARKING
OF BALTIMORE CITY
AUTHORITY

MEMORANDUM

To: Nick J. Mosby, President, Baltimore City Council

From: Peter Little, Executive Director

Date: October 12, 2021

Subject: City Council Bill 21-0111

I am herein reporting on City Council Bill 21-0111 introduced by Councilmember Torrence at the request of Dr. Marilyn Francis Walker.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit at 2312 Eutaw Place to 3 dwelling units in the R-7 Zoning District (Block 3424 Lot 027) and grant a variance from certain bulk regulations (lot area size).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. 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 October 2021. It appears that on-street parking is adequate to accommodate demand, the rear access is sufficient, and the property can accommodate two parking spaces. Because this parcel contained an existing dwelling unit before the effective date of the Code (June 2017), and did not previously contain an on-site parking space, this conversion does not require a parking variance. Considering the potential to build two on-site parking spaces and available parking in the neighborhood, PABC has determined parking demand can be met 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 21-0111.