

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director *P. Little*
DATE: July 11, 2018
RE: Council Bill 18-0256



I am herein reporting on City Council Bill 18-0256 introduced by Councilmember Sneed and Council President Young at the request of Second Century Homes, 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 1747 E. Lombard Street.

According to Baltimore City Code Art. 32 § 9-701(2) the R-7 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) 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. Multiple site visits were conducted during July. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, the PABC confirms that vehicle access to the rear of the property is not possible due to the lack of a connection to a wider alley or public street. 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 18-0256.