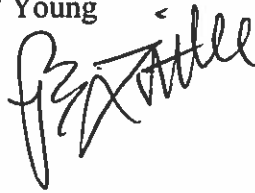


TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: June 19, 2018
RE: Council Bill 18-0257



PARKING
OF BALTIMORE CITY
AUTHORITY

I am herein reporting on City Council Bill 18-0257 introduced by Councilmember Stokes and President Young at the request of Station Arts Apartments, LLC.

The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 310 East Lanvale Street (Block 1103, Lot 050).

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) 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 the third week of June 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 the alley is wide enough for vehicular travel and there is sufficient room for at least 1 off-street parking space. The PABC suggests the property owner keeps this in mind as redevelopment continues in the Greenmount West neighborhood and demand for on-street parking may continue to rise. However, the property is not wide enough to accommodate more than 1 off-street parking space. 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 18-0257.