



## MEMORANDUM

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

**From:** Peter Little, Executive Director

**Date:** January 23, 2024

**Subject:** City Council Bill 23-0437

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I am herein reporting on City Council Bill 23-0437 introduced by Councilmember Costello at the request of Leon Batie Jr, c/o AB Associates, Chase Hoffberger.

The purpose of this bill is to permit, 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 1600 South Charles Street (Block 1013, Lot 065).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation and the Planning Staff report. Planning finds that the lot size of approximately 16' by 80' means the existing internal garage and curb cut cannot provide parking spaces meeting Zoning Code standards (9'x18'). As such, this conversion will require a two-space off-street parking variance.

This property is located within PABC-administered Residential Permit Parking (RPP) Area #30. City Council Bill 23-0441 (currently in committee) would exclude the converted 3 dwelling-unit building from the RPP Area #30 program (that is, residents of the building would not be able to purchase permits to park in Area #30 spaces).

PABC staff conducted site visits in November and December of 2023. PABC investigated the parking situation during daytime and evening hours on both RPP-restricted blocks and non-RPP restricted blocks in the area. There appear to be 2 or more parking spaces available during daytime hours on both types of blocks, but extremely limited on-street availability in the evening. There are off-street parking garages in the vicinity. Unfortunately, multi-family-building garages within ½ mile of the property are off-limits to non-residents. The public West Street Garage is within ½ mile and accepts monthly contracts, but currently has a one-year waiting list. Off-street monthly contract parking is

available for non-residents at the 414 Light garage, which is nearly 1 mile from the property. 1600 S Charles is located in a very walkable neighborhood (Walk Score of 93). The property is within walking distance of bus stops for MTA buses CityLink Silver, #94 and #67, and the Charm City Circulator, and within  $\frac{3}{4}$  mile of a Light Rail stop.

The PABC would encourage the owner/property manager to inform prospective residents that they may not be able to participate in the RPP program.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 23-0437 including a variance for two off-street parking spaces.