



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Peter Little, Executive Director, Parking Authority of Baltimore City
CC	Mayor's Office of Government Relations
DATE	March 12, 2025
SUBJECT	25-0020 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – Variances – 2001 West Baltimore Street

Position: Favorable

BILL SYNOPSIS

City Council Bill 25-0020 is for the purpose of 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 2001 West Baltimore Street (Block 0206, Lot 045), and granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements.

SUMMARY OF POSITION

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located within any PABC-administered parking programs. PABC staff conducted a site visit in March 2025. Given the size of the building, the rear of the lot cannot accommodate any vehicle parking. According to the Zoning Administrator Memo dated January 24, 2025, this bill requires an off-street parking variance for the new dwelling units being added. There is sufficient on-street parking to accommodate demand.

FISCAL IMPACT

It is not expected that passage of the bill will have any fiscal impact as relates to parking.

AMENDMENTS

No amendments are being requested.