

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
Date: January 6, 2022
RE: City Council Bill 21-0185



I am herein reporting on City Council Bill 21-0185 introduced by Councilmember Torrence at the request of Bashar Hijazi c/o Jack Street, L.L.C.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 8 dwelling units in the Rowhouse Residential (R-8) Zoning District on the property known as 2044 Walbrook Avenue (Block 3211, Lot 023), and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located in an area where PABC administers any on-street parking programs. PABC investigated the parking situation in the area in December 2021. The site is surrounded by a mix of vacant and occupied dwelling units, with a narrow alley access which would not be able to accommodate any off-street parking spaces because the building is built to the rear lot line. However, it appears that the current on-street parking availability conditions would be adequate to accommodate the demand at this time. The site is also within one to two blocks from two North Avenue bus stops which could allow tenants to be car-free or car light. Article 32, Table 16-406 of the zoning code requires off-street parking of 1 space per 2 dwelling units for small multi-family dwelling units under 500 sq. ft. in floor area each. This conversion is requesting a variance from off-street parking requirements. After investigating the area, PABC has determined that the parking demand can be met based on the conditions of the site, adjoining curb and the neighborhood, but any future conversions in this area will need to be considered in light of this off-street parking variance. The passage of this bill is not expected to negatively impact parking in the area.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 20-0185 with an off-street parking variance.