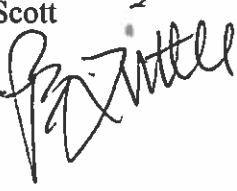


TRANSMITTAL MEMO

TO: Council President Brandon M. Scott
FROM: Peter Little, Executive Director 
DATE: January 3, 2020
RE: Council Bill 19-0473



I am herein reporting on City Council Bill 19-0473 introduced by Councilmember Costello at the request of Blank Slate Development, LLC.

The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1758 Park Avenue; and granting variances from certain gross floor area per unit type, bulk regulations (lot area size), and off-street parking requirements.

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 be provided for each dwelling unit. This proposed legislation requests a variance for the off-street parking requirements.

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. A site visit was conducted during the first week of January 2020. This property is located within Residential Permit Parking (RPP) Area 3 Bolton Hill. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, the PABC investigated the alley and rear of the property and determined that there is not sufficient vacant property for any off-street parking spaces. However, there are currently several unrestricted publicly available off-street parking spaces across the alley in Maple Leaf Park. Therefore, the PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 19-0473.