



PARKING
OF BALTIMORE CITY
AUTHORITY

MEMORANDUM

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

From: Peter Little, Executive Director

Date: April 17, 2024

Subject: City Council Bill 24-0495

I am herein reporting on City Council Bill 24-0495 introduced by Councilmember Bullock at the request of PBIH 1, LLC and Parity Baltimore Incorporated.

The purpose of this bill is to permit, subject to certain conditions, the conversion of single-family dwelling units into 2 dwelling units in the R-8 Zoning District on the properties known as 509 N Carrollton Ave, 511 N Carrollton Ave, and 516 N Carrollton Ave, and granting variances from off-street parking requirements.

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 2024. Currently no off-street parking is provided. The rear of each lot does not appear to be accessible via public right-of-way, so they cannot accommodate off-street parking. According to the Zoning Administrator Memo dated February 8, 2024, this bill requires an off-street parking variance for one space for each property named in the legislation. There is sufficient on-street parking to accommodate demand.

Passage of this bill would have no fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0495.