

TRANSMITTAL MEMO

TO: Council President Brandon M. Scott
FROM: Peter Little, Executive Director
Date: July 13, 2020
RE: City Council Bill 20-0541



I am herein reporting on City Council Bill 20-0541 introduced by Councilmember Stokes at the request of Umar Moulta Ali.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the Rowhouse Residential (R-8) Zoning District on the property known as 1711 Guilford Avenue (Block 1103, Lot 006), and provide for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located where PABC administers any on-street parking programs. There is Residential Permit Parking (RPP) Area 46, Guilford Avenue, (2 Hour Parking Limit, 7AM – 9PM, Except with Area 46 Permit) across Guilford Avenue to the west. PABC investigated the parking situation in the area including the alley and rear portion of the property in June 2020. It appears that on-street parking is adequate to accommodate demand, the rear access is sufficient, and the property can accommodate one parking space. Because this parcel contained an existing dwelling unit before the effective date of the Code, which was in June 2017, and did not previously contain an on-site parking space, this conversion does not require a parking variance. Considering the potential to build an on-site parking space and available parking in the neighborhood, PABC has determined parking demand can be met and 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 20-0541.