

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: March 21, 2024
RE: City Council Bill 24-0496



I am herein reporting on City Council Bill 24-0496 introduced by Councilmember Torrence at the request of Blank Slate Development LLC.

The purpose of this bill is for of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the accompanying plat; granting variances certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is located where the PABC does not administer any on-street parking programs. The PABC investigated on-street parking availability around the property in March 2024. According to the Zoning Administrator Memo dated January 10, 2022, an off-street parking variance is required for this conversion, because two off-street parking spaces are required for each conversion. None are provided as proposed nor are any possible with the current site configurations. However, there is sufficient on-street parking to accommodate demand.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC is favorable to the passage of City Council Bill 24-0496.