

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: October 4, 2024  
RE: City Council Bill 24-0578



I am herein reporting on City Council Bill 24-0578 introduced by Councilmember Torrence at the request of Harford Holdings LLC, c/o Jade Naylor.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2732 Reisterstown Road (Block 3250, Lot 017), as outlined in red on the accompanying plat; and granting variances from 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. PABC investigated parking availability around the property including the alley and rear portion of the property in September 2024. At present, no off-street parking spaces can be accommodated on this property due to the existing configuration nor are any proposed for the property. Some of the surrounding properties in the neighborhood have access to off-street parking or a parking pad which can accommodate either one or two parking spaces. This property is located within close proximity to bus transit which is available one block away to the south on Reisterstown Road. Alternatively, bus and subway transit is available at Mondawmin Metro Station located to the south. Further to the Zoning Administrator Memo dated July 3, 2024, for three dwelling units, at least two off-street parking spaces are required. The lot appears sizable enough to provide at least two off-street parking spaces to comply with the off-street parking requirements. Considering the available parking in the neighborhood, the PABC has determined parking demand can be met and the passage of this bill will not negatively impact parking in the area.

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

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0578.