



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

**MEMORANDUM**

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

**From:** Peter Little, Executive Director

**Date:** March 21, 2023

**Subject:** City Council Bill 23-0360

---

I am herein reporting on City Council Bill 23-0360, introduced by Councilmember Bullock, at the request of Baltimore Group 1, LLC c/o Jesse Correa.

The purpose of this bill is to allow, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units within a R-7 Zoning district, on the property known as 2206 West Saratoga Street (Block 144, Lot 004) and granting variances from the minimum lot size and off-street parking requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation and the lot herein previously described. This property is not located where PABC administers any on-street parking programs. Since the existing residential dwelling unit is over 50 years old, it is exempt from parking requirements (Art. 32, §16-602). The bill proposes a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 which would otherwise require 1 off-street parking space to be provided per additional unit. PABC has witnessed sufficient on-street parking availability in that vicinity. Considering the available parking in the neighborhood and the exemption provision, the 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 23-0360 including the variance from the parking requirements.