



MEMORANDUM

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

From: Peter Little, Executive Director

Date: February 1, 2024

Subject: City Council Bill 23-0454

I am herein reporting on City Council Bill 23-0454 introduced by Councilmember Bullock at the request of Rashad Henderson o/b/o Nickel Blue Investment Group LLC.

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 R-8 Zoning District on the property known as 1022 West Lanvale Street (Block 0092, Lot 030).

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 January 2024. Currently no off-street parking is provided. According to the Zoning Administrator Memo dated October 12, 2023, this property had a prior use as a multi-family dwelling, so no off-street parking variance is required. 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 23-0454.