



MEMORANDUM

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

From: Peter Little, Executive Director

Date: July 14, 2023

Subject: City Council Bill 23-0403

I am herein reporting on City Council Bill 23-0403 introduced by Councilmember Stokes at the request of c/o Boycutt “Jay” Frederick, Estia Ventures.

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 1323 North Caroline Street (Block 1150, Lot 043), granting variances from certain bulk regulations (lot area size) and off-street parking requirements.

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 July 2023. According to the Zoning Administrator Memo dated May 9, 2023, an off-street parking variance is required for this conversion, as with the conversion to three dwellings, two off-street parking spaces are required but none are provided. However, there is sufficient on-street parking to accommodate demand.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 23-0403.