

# TRANSMITTAL MEMO

TO: Council President Brandon M. Scott  
FROM: Peter Little, Executive Director  
Date 10/22/20  
RE: City Council Bill 20-0617



I am herein reporting on City Council Bill 20-0617 introduced by Councilmember Bullock at the request of Van Brooks.

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 1801 Hollins Street (Block 0225, Lot 001), and granting variances from certain bulk (lot area size) and off-street parking requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The PABC does not administer any on-street parking programs at the location of the request.

As requested, this proposal requires a variance of the off-street parking requirements, which, in the R-8 district, calls for 1 parking space per dwelling unit. A site visit was conducted mid-day in early October showing a high level of parking availability in front of the property on Hollins Street as well as on neighboring streets. It does not appear that there is adequate space on-site to accommodate off-street parking. On-street parking in the area is unregulated and appears sufficient to address added demand from the proposed conversion of the property at 1801 Hollins Street to two residences.

Based on the comments above, the PABC does not oppose passage of the bill.