

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: May 29, 2024
RE: City Council Bill 24-0514



I am herein reporting on City Council Bill 24-0514, introduced by Councilmember Ramos at the request of Sindbad Fennimore.

The purpose of this bill is to permit, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the property known as 3040 Barclay Street (Block 357A8, Lot 033), as outlined in red on the accompanying plat; 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 located where PABC administers on-street parking programs. This property is located within Residential Permit Parking Area #12 and parking meters exist to the North on E 31st St. Since the existing residential dwelling unit is over 50 years old, it is exempt from parking requirements (Art. 32, §16-601). PABC investigated the parking situation in the area including the alley and rear portion of the property. Some of the surrounding dwelling units in the neighborhood have an attached carport which can accommodate at least one off-street parking space. 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. However, if this property is converted from one to two units, both dwelling units will qualify for RPP participation. Additionally, the PABC has an off-street parking lot, Waverly Parking Lot, located at 3200 Barclay Street, which is in close proximity, and bus transit is available on Greenmount Avenue which is a block to the west. 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.

The proposed legislation would have minor fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0514 including the variance from the additional parking space for the second dwelling unit.