

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young -
FROM: Peter Little, Executive Director *P. Little*
DATE: November 6, 2013
RE: Council Bill 13-0285



I am herein reporting on City Council Bill 13-0285 introduced by Councilmember Welch at the request of Urban Phoenix Holdings Corporation.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1601 West Pratt Street and granting variances from certain lot area size and certain off-street parking requirements.

The Parking Authority of Baltimore City reviewed the proposed legislation and determined that there would be no negative impact to parking in the area resulting from this legislation. If there are any further changes to the land use, then the property owner will need to file for a change in use of said property to comply with the current parking ratios prescribed by Code, in addition to meeting federal guidelines established by the Americans with Disabilities Act (ADA) for handicapped parking.

Based on the comments above, the Parking Authority of Baltimore City supports the passage of City Council Bill 13-0285.

