



## MEMORANDUM

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

**From:** Peter Little, Executive Director

**Date:** November 17, 2021

**Subject:** City Council Bill 21-0171

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I am herein reporting on City Council Bill 21-0171 introduced by Councilmember Torrence at the request of Mattheu Mabry.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit at 811 Chauncey Avenue to 2 dwelling units in the R-7 Zoning District (Block 3463A Lot 013C) and grant a variance from certain bulk regulations (lot area size).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located where PABC administers any on-street parking programs. PABC investigated the parking situation in the area including the alley and rear portion of the property in November 2021. It appears that on-street parking is adequate to accommodate demand. In addition, the rear access is sufficient and the property can accommodate one parking space in the rear with minor improvements. Because this parcel contained an existing dwelling unit before the effective date of the Code (June 2017), and did not previously contain an on-site parking space, this conversion does not require a parking variance. Considering the potential to build one on-site parking space and available parking in the neighborhood, PABC has determined parking demand can be met and the passage of this bill will not negatively impact parking in the area.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 21-0171.