



PARKING
OF BALTIMORE CITY
AUTHORITY

MEMORANDUM

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

From: Peter Little, Executive Director

Date: April 7, 2022

Subject: City Council Bill 22-0203

I am herein reporting on City Council Bill 22-0203 introduced by Councilmember Torrence at the request of Sean Pennie.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit at 2223 Callow Avenue to 2 dwelling units in the R-8 Zoning District (Block 3446 Lot 64).

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 April 2022. It appears that on-street parking is adequate to accommodate demand. In addition, the rear access is sufficient and the property currently accommodates one parking space in the rear. Because this parcel contained an existing dwelling unit before the effective date of the Code (June 2017), this conversion does not require a parking variance. Considering the existing 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 22-0203.