



PARKING
OF BALTIMORE CITY
AUTHORITY

MEMORANDUM

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

From: Peter Little, Executive Director

Date: October 13, 2022

Subject: City Council Bill 22-0288

I am herein reporting on City Council Bill 22-0288 introduced by Councilmember Torrence at the request of Alex Aaron.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit at 2905 Parkwood Avenue to 3 dwelling units in the R-8 Zoning District (Block 3232A, Lot 003) 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. 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 October 2022. It appears that on-street parking is adequate to accommodate demand. In addition, rear access is sufficient, and the property currently accommodates space for one future parking space. Considering the capacity for 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 22-0288 including a variance from off-street parking.