

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
Date: February 27, 2023  
RE: City Council Bill 23-0343



I am herein reporting on City Council Bill 23-0343 introduced by Councilmember Cohen at the request of ADW1, LLC c/o Garrett Adler.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the Rowhouse Residential (R-8) Zoning District on the property known as 633 South Montford Avenue (Block 1837, Lot 074) and granting a variance from certain 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. A site visit was conducted various times during the month of February. PABC investigated the parking situation in the area between morning and evening hours including South Port Street which is a one-way street with one parking lane on the west side of the street. It appears that the parking availability is limited, but the head in angled parking which are not assigned spaces on the east side of South Montford Avenue can help mitigate the parking challenges. PABC has witnessed that there is typically a minimum of one parking space available within 1 to 2 blocks from the site. The on-street parking supply around the site appears to be sufficient to accommodate parking demand. There are also bus stops within half a mile away from the site with frequent service, and the neighborhood is considered walkable. Any future conversions or conditional uses in this neighborhood should be reviewed to see what is feasible given the parking constraints of this area including limited off-street parking in the neighborhood and none on this stretch of 600 S. Montford Street. Considering the request for a conditional use, the available parking in the neighborhood, the parking exemption provision for the existing dwelling unit and the support voiced by the Canton Community Association for this conversion, PABC has determined the parking variance request has been addressed adequately.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 23-0343 including the variance from the additional parking spaces for the two additional dwelling units.