

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
DATE: July 18, 2024
RE: City Council Bill 24-0548



I am herein reporting on City Council Bill 24-0548 introduced by Councilmember Costello at the request of David Carl.

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 R-8 Zoning District on the property known as 2035 McCulloh Street (Block 0316, Lot 022), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is located where the PABC does not administer any on-street parking programs. PABC investigated parking availability around the property including the alley and rear portion of the property in July 2024. Some of the surrounding dwelling units in the neighborhood have either a carport or parking pad which can accommodate at least one off-street parking space. According to the Zoning Administrator Memo dated January 9, 2024, for three dwelling units at least two off-street parking spaces are required. None are provided as proposed nor are any possible with the current site configuration. However, there is sufficient on-street parking to accommodate demand.

This bill will have no or minimal fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0548.