

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: November 8, 2024  
RE: City Council Bill 24-0600



I am herein reporting on City Council Bill 24-0600 introduced by Councilmember Torrence at the request of Derek Hayes o/b/o ABCD Homes, LLC.

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 2106 McCulloh Street (Block 0309, Lot 005), as outlined in red on the accompanying plat; and granting a variance 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 November 2024. On-street parking is sufficient for the current demand including for the proposed conversion, and no off-street parking spaces can be accommodated on this property due to the existing configuration nor are any proposed for the property. According to the Zoning Administrator Memo dated September 11, 2024, for three dwelling units, at least two off-street parking spaces are required but cannot be provided and is the reason for the associated off-street parking variance request.

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 24-0600 including the variance from the off-street parking requirements.