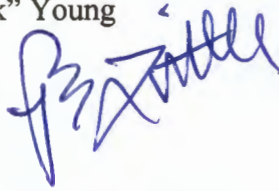


TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young
FROM: Peter Little, Executive Director
DATE: August 18, 2017
RE: Council Bill 17-0105



I am herein reporting on City Council Bill 17-0105 introduced by Councilmember Pinkett at the request of Elleda J. Simmons.

The purpose of this bill is permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on property known as 2428 Druid Hill Avenue, as outline in red on the accompanying plat; and granting variances from certain lot area per dwelling unit, gross floor area, and off-street parking requirements.

According to Baltimore City Code Art. 32 § 9-701 (2) the R-8 Zoning District allows for the conversion of a single-family dwelling to a multi-family dwelling through conditional-use approval by Ordinance of the Mayor and City Council. Conversion standards in Baltimore City Code Art. 32 § 9-703 (f) require at least 1 off-street parking space must be provided for each dwelling unit. This proposed legislation requests a variance for the off-street parking requirement.

The Parking Authority of Baltimore City reviewed the proposed legislation. This site is located on the side of a street where parking is restricted on Fridays between Noon-2pm for street sweeping restrictions; otherwise, on-street parking is unregulated and this site is not located on a block where the Parking Authority administers any on-street parking programs. It has also been observed that demand for on-street parking in this area is not excessively high. As building plans and uses become more defined, the Parking Authority will be involved through Site Plan Review and Planning Commission hearings to ensure that parking demand is adequately addressed and negative effects to parking because of development on this site are mitigated.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 17-0105.