

# TRANSMITTAL MEMO

**TO:** Council President Bernard "Jack" Young  
**FROM:** Peter Little, Executive Director  
**DATE:** December 1, 2017  
**RE:** Council Bill 17-0164



I am herein reporting on City Council Bill 17-0164 introduced by Councilmember Sneed at the request of Qwaku Properties.

The purpose of this bill is for permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 2240 E. Baltimore Street, and granting variances from certain lot area size 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 from the off-street parking requirement.

The Parking Authority of Baltimore City reviewed the proposed legislation. This property is not located on a block where the Parking Authority administers any on-street parking programs. Several site visits were conducted during the last week of November 2017. The PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking and that there would be no negative impact to parking in the area due to the passage of this bill.

Based on the comments above, the Parking Authority of Baltimore City does not oppose the passage of City Council Bill 17-0164.