

TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young  
FROM: Peter Little, Executive Director  
DATE: February 26, 2019  
RE: Council Bill 19-0338



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

I am herein reporting on City Council Bill 19-0338 introduced by Councilmember Bullock at the request of Under 22, Inc.

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 1110 Edmondson Avenue.

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 that 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 (PABC) reviewed the proposed legislation. This property is not located on a block where PABC administers on-street parking programs. A site visit was conducted during the third week of February 2019. PABC has determined that the available on-street parking inventory is greater than the demand for on-street parking. In addition, PABC investigated the alley and rear of the property and determined that there is not sufficient access for any off-street parking spaces. Therefore, a variance for off-street parking is required, and PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, PABC does not oppose the passage of City Council Bill 19-0338.

**CITY OF BALTIMORE  
COUNCIL BILL 19-0338  
(First Reader)**

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Introduced by: Councilmember Bullock

At the request of: Under 22, Inc.

Address: c/o Derege Seifu, 15400 Durant Street, Silver Spring, Maryland 20905

Telephone: 1-240-491-2871

Introduced and read first time: February 11, 2019

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3 **2 Dwelling Units in the R-8 Zoning District – Variance –**  
4 **1110 Edmondson Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1110  
7 Edmondson Avenue (Block 0114, Lot 037), as outlined in red on the accompanying plat; and  
8 granting a variance from certain off-street parking regulations.

9 BY authority of

10 Article 32 - Zoning  
11 Sections 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406)  
12 Baltimore City Revised Code  
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
15 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
16 the R-8 Zoning District on the property known as 1110 Edmondson Avenue (Block 0114, Lot  
17 037), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore  
18 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies  
19 with all applicable federal, state, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
21 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 requirements of §§ 9-703(f), 16-203, and 16-602: Off-street parking in the R-8 Zoning District  
23 (Table 16-406).

24 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
25 accompanying plat and in order to give notice to the agencies that administer the City Zoning

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 19-0338**

1 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
2 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
3 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
4 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
5 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
6 the Zoning Administrator.

7 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
8 after the date it is enacted.