

TRANSMITTAL MEMO

TO: Council President Brandon M. Scott
FROM: Peter Little, Executive Director
Date August 4, 2020
RE: City Council Bill 20-0560



I am herein reporting on City Council Bill 20-0560 introduced by Councilmember Pinkett at the request of Piston River Success Fund, LLC.

The purpose of this bill is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the Mixed Residential (R-7) Zoning District on the property known as 2437 Madison Avenue (Block 3421, Lot 037), and granting variances from certain bulk regulations (lot area size) and gross floor area per unit type requirements.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located where PABC administers any on-street parking programs. The area features angle-parking. A site visit was conducted during the month of July. PABC has determined that the available on-street parking inventory is sufficient for on-street parking availability. In addition, PABC investigated the alley and rear portion of the property. It appears the access is sufficient, and the property can accommodate at least two additional parking spaces. Considering the on-site parking space and available parking in the neighborhood, PABC has determined that the passage of this bill will not negatively impact parking in the area.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 20-0560.