

TRANSMITTAL MEMO

TO: Council President Nick J. Mosby
FROM: Peter Little, Executive Director
Date: February 11, 2021
RE: City Council Bill 21-0009



I am herein reporting on City Council Bill 21-0009 introduced by Councilmembers Bullock, Dorsey and Burnett.

The purpose of this bill is for changing the procedure for the conversion of a single-family dwelling to a multi-family dwelling in the R-7 and R-8 Zoning Districts; and adding a unit type to the types of units that may be established in a converted dwelling.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. As written, the legislation will require that properties eligible for conversion from a single-family dwelling to multi-family dwellings must meet all standards including the provision of on-site parking or seek and be granted a variance by the Board of Municipal Zoning Appeals (BMZA). If a variance is sought including a parking variance, the Baltimore City Department of Planning will review and comment. A public hearing will be scheduled, where the public can comment and where the application will be required to address the standards that are being modified. In light of this process for addressing impacts, the PABC sees this as an adequate process to converting a single-family unit to multi-family units.

Based on the comments above, the PABC does not oppose the passage of City Council Bill 21-0009.