



Legislation Details (With Text)

File #: 21-0186 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 1635 Gwynns Falls Parkway

Type: Ordinance **Status:** Enacted

File created: 12/6/2021 **In control:** Baltimore City Council

On agenda: **Final action:** 6/21/2022

Enactment date: **Enactment #:** 22-140

Title: Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 1635 Gwynns Falls Parkway
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 1635 Gwynns Falls Parkway (Block 3235, Lot 030), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

Sponsors: James Torrence

Indexes: Conditional Use, Variances, Zoning

Code sections:

Attachments: 1. Statement of Intent 21-0186, 2. Plat 21-0186, 3. 21-0186~1st Reader, 4. 21-0186 Fire, 5. BMZA 21-0186, 6. Planning Commission - CCB #21-0186, 7. PNI - 21-0186 CU Gwynns Falls Pkwy, 8. Law 21-0186, 9. Law Amendments 21-0186, 10. DHCD 21-0186, 11. 21-0186 PABC, 12. BDC 21-0186, 13. Certificate of Posting 21-0186, 14. DOT 21-0186, 15. 21-0186 Agenda, 16. 21-0186 Bill Synopsis, 17. 21-0186 Hearing Notes, 18. 21-0186 Voting Form, 19. 21-0186 Minutes, 20. 21-0186 Findings of Facts, 21. 2nd Reader Amendments 21-0186(1)~1st (ECD), 22. 21-0186~3rd Reader, 23. 22-0201~3rd Reader, 24. 21-0182~3rd Reader, 25. 21-0184~3rd Reader, 26. 21-0185~3rd Reader, 27. 21-0186~3rd Reader, 28. 21-0186 Signed, 29. Completed Ordinance 21-0186

Date	Ver.	Action By	Action	Result
6/27/2022	0	Mayor	Signed by Mayor	
4/25/2022	0	Baltimore City Council	Approved and Sent to the Mayor	
4/4/2022	0	Baltimore City Council	3rd Reader, for final passage	
4/4/2022	0	Economic and Community Development	Recommended Favorably with Amendment	
3/29/2022	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
3/8/2022	0	Economic and Community Development	Sign Posting	
2/22/2022	0	Economic and Community Development	Scheduled for a Public Hearing	
12/9/2021	0	Baltimore City Council	Refer to Dept. of Transportation	
12/9/2021	0	Baltimore City Council	Refer to Planning Commission	
12/9/2021	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
12/9/2021	0	Baltimore City Council	Refer to Fire Department	
12/9/2021	0	Baltimore City Council	Refer to Baltimore Development Corporation	

12/9/2021	0	Baltimore City Council	Refer to Parking Authority
12/9/2021	0	Baltimore City Council	Refer to City Solicitor
12/9/2021	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
12/6/2021	0	Baltimore City Council	Assigned
12/6/2021	0	Baltimore City Council	Introduced

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*

City of Baltimore Council Bill

Introduced by: Councilmember Torrence
At the request of: Danielle Green
Address: 810 Carroll Street, Baltimore, MD 21230
Telephone: 786-288-6400

A Bill Entitled

An Ordinance concerning
Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 1635 Gwynns Falls Parkway

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 1635 Gwynns Falls Parkway (Block 3235, Lot 030), as outlined in red on the accompanying plat; and granting a variance from certain bulk regulations (lot area size).

By authority of
Article - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), and 9-701(2)
Baltimore City Revised Code
(Edition 2000)

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1635 Gwynns Falls Parkway (Block 3235, Lot 030), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with all applicable federal, state, and local licensing and certification requirements.

Section 2. And be it further ordained, That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning District, is 3,300 square feet, and the lot area size is 1,800 square feet.

Section 3. And be it further ordained, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

Section 4. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.