

CITY OF BALTIMORE

BERNARD C "JACK" YOUNG, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Suite 922  
Baltimore, Maryland 21202

February 26, 2020

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

Re: **CC Bill #19-0473** Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1758 Park Avenue

Ladies and Gentlemen:

City Council Bill No. 19-0473 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 19-0473 is to permit, 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 1758 Park Avenue (Block 0334, Lot 063), as outlined in red on the accompanying plat; and granting variances from certain gross floor area per unit type, bulk regulations (lot area size), and off-street parking requirements.

The BMZA has reviewed the legislation and recommends approval of City Council Bill No. 19-0473.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derek J. Baumgardner", with a horizontal line extending to the right.

Derek J. Baumgardner  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference