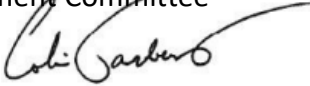




MEMORANDUM

DATE: March 18, 2024
TO: Economic & Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: No Objection
SUBJECT: Council Bill #24-0496 – Zoning – Conditional use conversion of single-family dwelling units to three dwelling units in the R-8 Zoning District – Variances – 2904, 2910, and 2914 Parkwood Avenue

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill #24-0496 introduced by Councilmember Torrence.

PURPOSE

The purpose of this bill is to permit the conversion of three single-family dwellings located in the R-8 Zoning District into three-unit dwellings.

BRIEF HISTORY

This conditional use variance will allow for the creation of 3 apartment units each at 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039) respectively. Each of these properties are single-family homes and are currently vacant. The properties are located on a residential street of rowhomes in the Parkview/Woodbrook neighborhood. These conversions will add housing density to the neighborhood and will improve the block by renovating previously vacant properties without disrupting the aesthetic cohesion of the immediate surrounding area.

FISCAL IMPACT

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully takes **No Objection** to City Council Bill 24-0496. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor’s Office of Government Relations

[TW]