

CITY OF BALTIMORE  
ORDINANCE **20.359**  
Council Bill 19-0473

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Introduced by: Councilmember Costello

At the request of: Blank Slate Development, LLC

Address: c/o Alex Aaron, 2216 Eutaw Place, Baltimore, Maryland 21217

Telephone: 410-736-1087

Introduced and read first time: December 2, 2019

Assigned to: Land Use Committee

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Committee Report: Favorable with amendments

Council action: Adopted

Read second time: March 9, 2020

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AN ORDINANCE CONCERNING

1                   **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
2                   **2 Dwelling Units in the R-8 Zoning District – Variances – 1758 Park Avenue**

3       FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
4       dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1758  
5       Park Avenue (Block 0334, Lot 063), as outlined in red on the accompanying plat; and  
6       granting variances from certain gross floor area per unit type, bulk regulations (lot area size  
7       and lot area coverage), and off-street parking requirements; and providing for a special  
8       effective date.

9       BY authority of

10       Article 32 - Zoning

11       Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(d),  
12       9-703(f), 16-203, and 16-602 (Table 16-406)

13       Baltimore City Revised Code  
14       (Edition 2000)

15       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16       permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
17       the R-8 Zoning District on the property known as 1758 Park Avenue (Block 0334, Lot 063), as  
18       outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
19       Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with  
20       all applicable federal, state, and local licensing and certification requirements.

21       **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§ 5-  
22       305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
23       requirements of § 9-703(c) for gross floor area per unit type as a gross floor area of 750 square  
24       feet is required for a 1-bedroom unit while a 1-bedroom unit of approximately 600 square feet is  
25       proposed, and as a gross floor area of 1,000 square feet is required for a 2-bedroom unit while a  
26       2-bedroom unit of less than 1,000 square feet is proposed.

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.



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1 SECTION 3. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-  
2 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
3 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk  
4 and Yard Regulations), as the minimum lot size requirement for 2 dwelling units is 1,500 square  
5 feet, and the lot area size is 1,045 square feet.

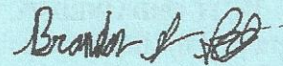
6 SECTION 4. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§ 5-  
7 305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
8 requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk  
9 and Yard Regulations) for maximum lot area coverage, as the maximum lot area coverage  
10 allowed in the R-8 Zoning District is 80%, and the existing structure covers approximately 99%  
11 of the lot.

12 SECTION 4 5. AND BE IT FURTHER ORDAINED, That pursuant to the authority granted by §§  
13 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
14 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
15 off-street parking.

16 SECTION 5 6. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the  
17 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
18 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
19 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
20 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
21 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
22 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
23 the Zoning Administrator.

24 SECTION 6 7. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup>  
25 day after the date it is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_



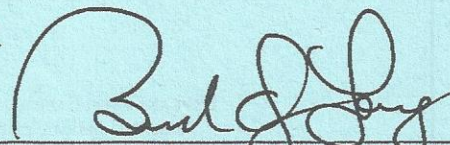
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this 18 day of May, 20 20



\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
this 25th day of April, 2020.

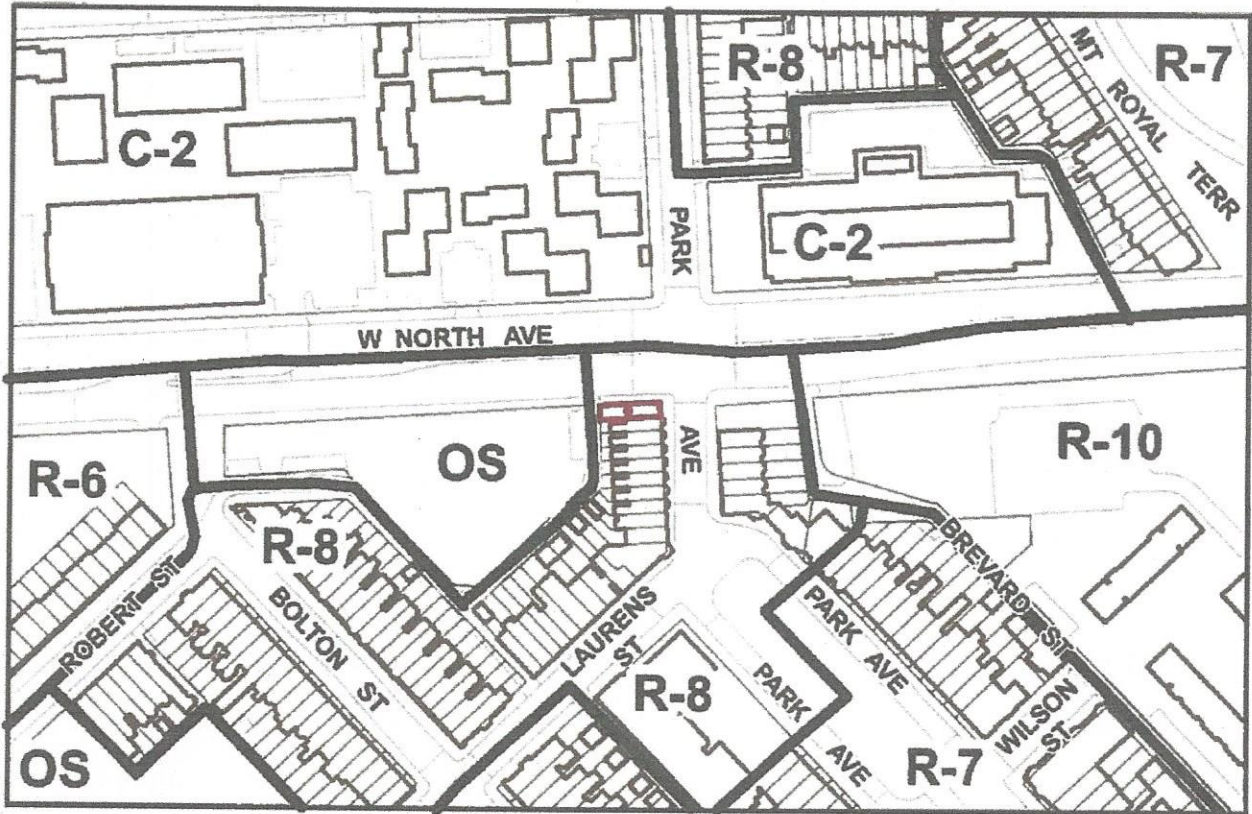
*Elena DiPietro*

Chief Solicitor

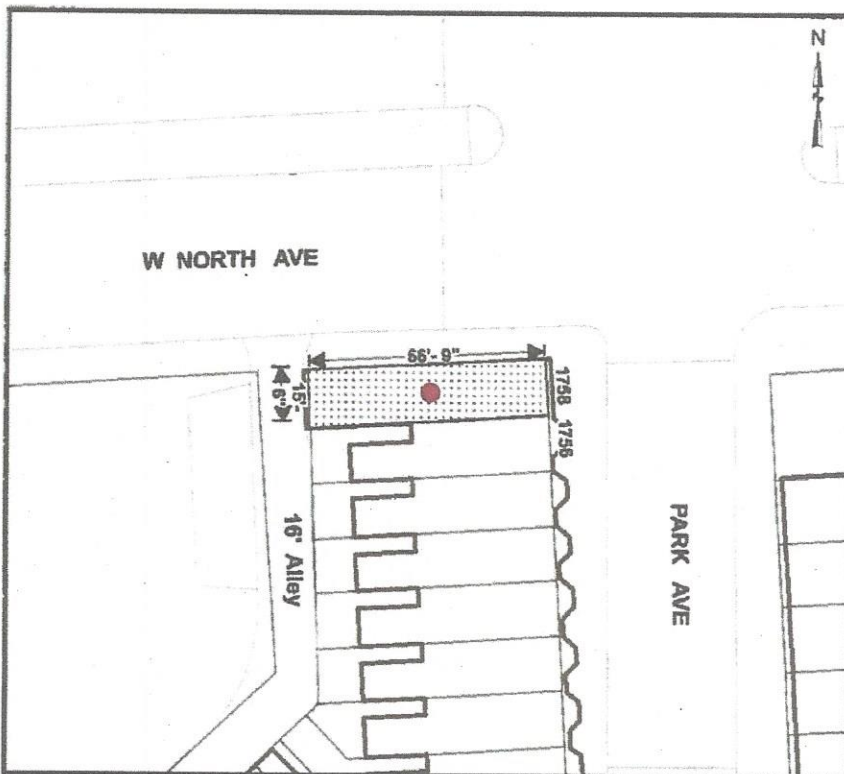
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conduse/cb20-0473-3rd/nhr



SHEET NO. 45 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'



Scale: 1" = 50'

**Note:**

In Connection With The Property Known As No. 1758 PARK AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 14 SECTION 2  
BLOCK 334 LOT 63

*Brent J. Jorgensen*  
MAYOR

*Brent J. Jorgensen*  
PRESIDENT CITY COUNCIL