



BILL SYNOPSIS

Committee: Land Use

Bill: 20-0611

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances - 810 Argonne Drive

Sponsor: Councilmember Henry

Introduced: September 21, 2020

Purpose:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive (Block 3913C, Lot 021), as outlined in red on the accompanying plat; providing for a special effective date; and granting variances from certain bulk regulations (lot area size), gross floor area per unit type, and off-street parking requirements.

Effective: The date it is enacted

Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Favorable
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	No Objection
Baltimore Development Corporation	Favorable
Fire Department	No Objection
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Article 32 – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f), 16-203, and 16-602 (Table 16-406). Baltimore City Revised Code (Edition 2000).

Background

The bill would authorize the conversion of a single-family dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as 810 Argonne Drive. The bill would also grant variances from the lot area size, gross floor area per unit type, and off-street parking requirements of the Zoning Code.

The property is located on the north side of Argonne Drive approximately 98' 3" northeast of the intersection with Wilsby Avenue. It is currently improved with a two-story attached residential structure measuring approximately 20' by 32', behind which lies the junction of two alleys at least 10' wide. The structure, built in 1940, is a mid-block rental property in a group of eight dwellings. The same owners also own and rent two dwelling units in 812 Argonne Drive, next door to this property. Five dwellings in this row are listed as owner-occupied and three (including this one) are not. The site is zoned R-7.

The block is at the southern edge of the Pen Lucy Area Master Plan area and the Pen Lucy community. The area is predominantly residential, with a large garden apartment building approximately 40' northeast of this property and with scattered uses such as religious institutions and small commercial uses found several blocks to the west along Old York Road.

Additional Information

Fiscal Note: Not Available

Information Source(s): Statement of Intent, Reporting Agencies, Bill 20-0611.

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Analysis Date: November 25, 2020
