

CITY OF BALTIMORE  
ORDINANCE **24 - 434**  
Council Bill 24-0496

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Introduced by: Councilmember Torrence  
At the request of: Blank Slate Development LLC  
Address: c/o Alex Aaron  
1758 Park Avenue, Suite 101  
Baltimore, Maryland 21217  
Telephone: (410) 736-1087

Introduced and read first time: February 26, 2024  
Assigned to: Economic and Community Development Committee  
Committee Report: Favorable, with Amendments  
Council action: Adopted  
Read second time: November 18, 2024

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AN ORDINANCE CONCERNING

1                   **Zoning – Conditional Use Conversion of Single-Family Dwelling Units to**  
2                   **3 Dwelling Units in the R-8 Zoning District – Variances –**  
3                   **2904, 2910, and 2914 Parkwood Avenue**

4       FOR the purpose of permitting, subject to certain conditions, the conversion of certain single-  
5       family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known  
6       as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244,  
7       Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the  
8       accompanying plat; granting variances certain bulk regulations (lot size ~~area~~ area), and  
9       off-street parking ~~parking~~, and gross floor area per unit type requirements; and providing for  
10      a special effective date.

11     BY authority of  
12       Article - Zoning  
13       Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(d),  
14       16-203, and 16-602 (Table 16-406)  
15       Baltimore City Revised Code  
16       (Edition 2000)

17       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
18       permission is granted for the conversion of certain single-family dwelling units to 3 dwelling  
19       units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244,  
20       Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue  
21       (Block 3244, Lot 039), as outlined in red on the plat accompanying this Ordinance, in accordance  
22       with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the  
23       buildings comply with all applicable federal, state, and local licensing and certification  
24       requirements.

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 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
2 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of  
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard  
4 Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units, in the R-8  
5 Zoning District, is 1,875 square feet, and the lot area size is 1,176 square feet, thus requiring a  
6 variance of 37.28%.

7       **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
8 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
9 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
10 off-street parking.

11       **SECTION 4. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
12 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from  
13 the requirements of § 9-703(c) for gross floor area per unit type, as 750 square feet are  
14 required for each 1-bedroom unit, and the existing structures contain approximately 580  
15 gross square feet for each 1-bedroom unit.

16       **SECTION 5. SECTION-4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity  
17 of the accompanying plat and in order to give notice to the agencies that administer the City  
18 Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City  
19 Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign  
20 the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat  
21 to the 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. SECTION-5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on  
25 date it is enacted.

Council Bill 24-0496

Certified as duly passed this 2 day of December, 2024

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

Certified as duly delivered to His Honor, the Mayor,


this 2 day of December, 2024

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

Approved this 2 day of Decemb, 2024

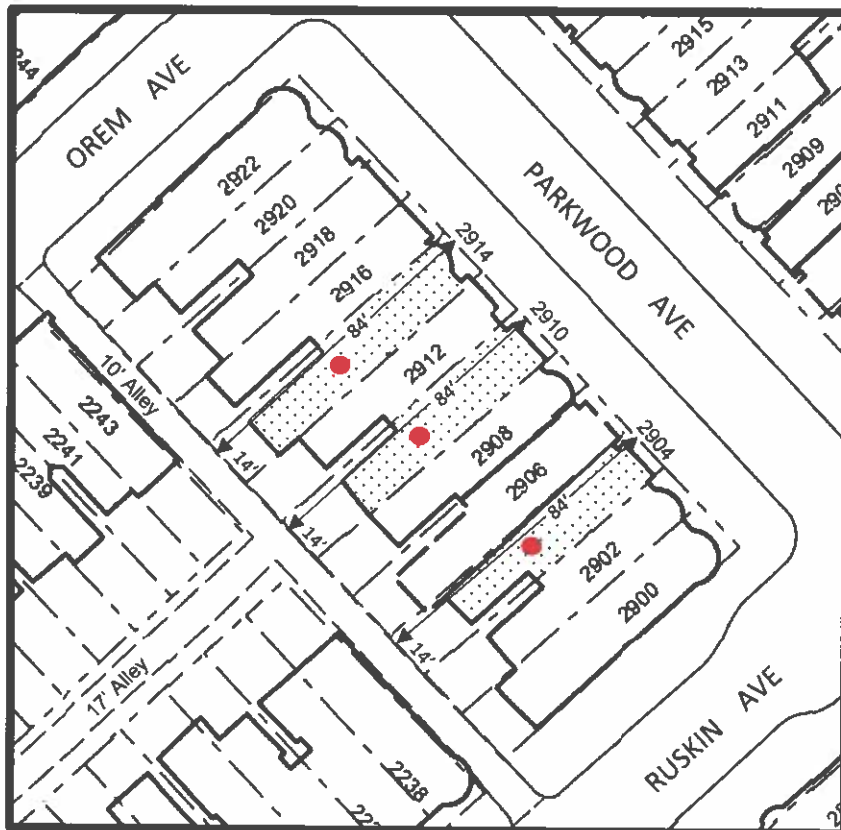
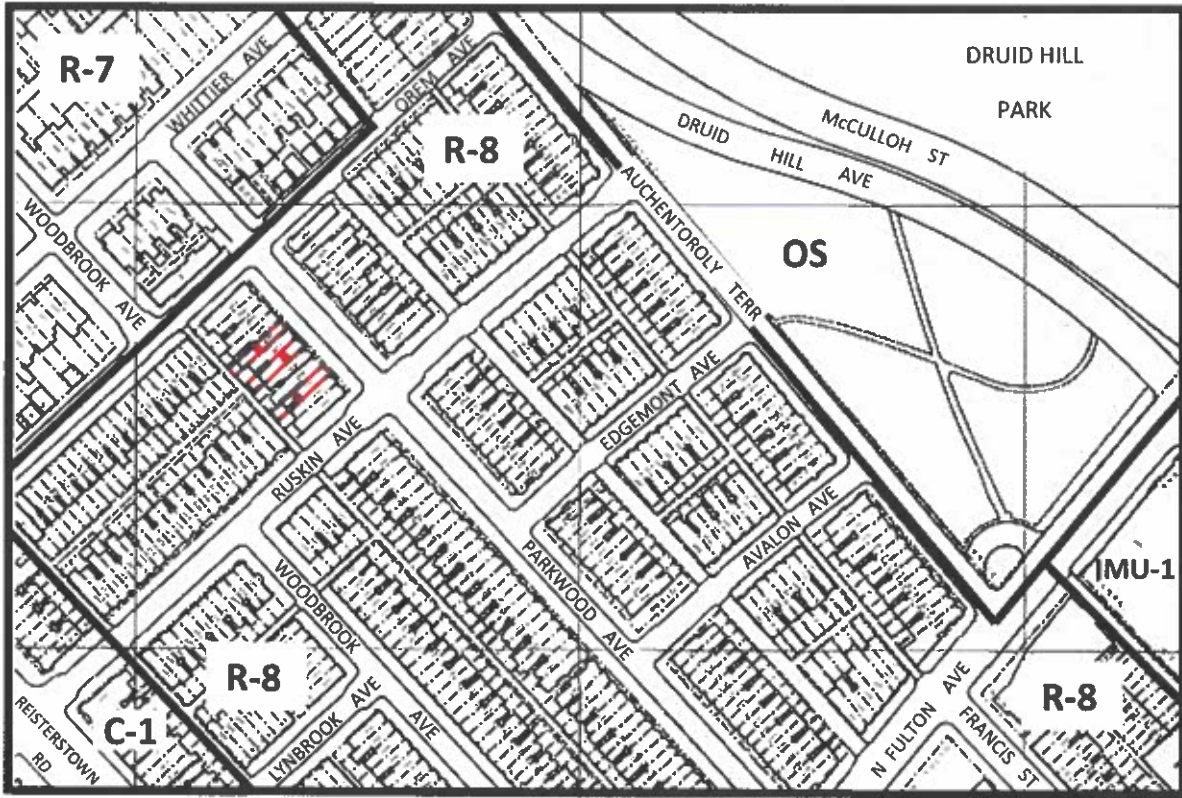
  
\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
this Second day of December 2024

  
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Chief Solicitor



**SHEET NO. 34 OF THE ZONING MAP OF  
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



**Note:**

In Connection With The Properties Known As Nos. 2904, 2910 And 2914 PARKWOOD AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Properties From A Single-Family Dwelling Unit To Three Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 13 SECTION 5  
BLOCK 3244 LOTS 39, 41 & 44

*Brandon Scott* 12-2-24  
MAYOR

*[Signature]* 12-2-24  
PRESIDENT CITY COUNCIL

RPE 12-18-23

Scale: 1" = 50'