

For Internal Use Only



**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, November 12, 2024
10:05 AM**

COUNCIL CHAMBERS

Council Bill #24-0496

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

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Antonio Glover
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Robert Stokes
Danielle McCray
Staff: Marguerite Currin (443-984-3485)



BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0496

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

Sponsor: Councilmember Torrence

Introduced: February 26, 2024

Purpose: For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the accompanying plat; granting variances certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

Effective: Date it is enacted.

Agency Reports

Law Department	Favorable with amendments
Department of Housing and Community Development	None as of this writing
Fire Department	Not Opposed
Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Defers to Planning
Baltimore Development Corporation	No Objection
Department of Transportation	No Objection
Parking Authority of Baltimore City	None as of this writing

Analysis

Current Law

[Baltimore City Code](#)

[Article 32 – Zoning](#)

[Sections -5-201\(a\), 5-305\(a\), 5-308, 9-401 \(Table 9-401\), 9-701\(2\), 9-703\(d\), 16-203, and 16-602 \(Table 16-406\)](#)

Background

This bill would allow the properties at 2904 Parkwood Avenue, 2910 Parkwood Avenue, and 2914 Parkwood Avenue to be converted from single-family dwelling units to 3-unit dwellings.

The properties at 2904 and 2910 are owned by Park Village, LLC. 2914 Parkwood Avenue is owned by Sandra Scott. Blank Slate Development, LLC will buy and develop all three properties. The properties are located in the 7th Council District.

See [Certificate of Posting included in this writing for picture of said property.](#)

Additional Information

Fiscal Note: None

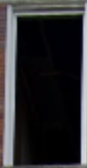
Information Source(s): City Code, Bill 24-0496, Baltimore Sun, and all agency reports and correspondence received as of this writing.

Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268

Analysis Date: November 7, 2024







**Baltimore City Council
Certificate of Posting - Public Hearing Notice**

Today's Date: October 21, 2024

**City Council Bill No. 24-0496
2904, 10 & 14 Parkwood Avenue**



2904 Parkwood Avenue - (1 of 4)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:
Address: 2904 Parkwood Avenue

Date Posted: October 19, 2024

Name: Blank Slate Development, LLC c/o Courtney Thompson

Address: 1758 Park Avenue - suite 101

Baltimore, Md. 21217

Telephone: (443) 438-6807

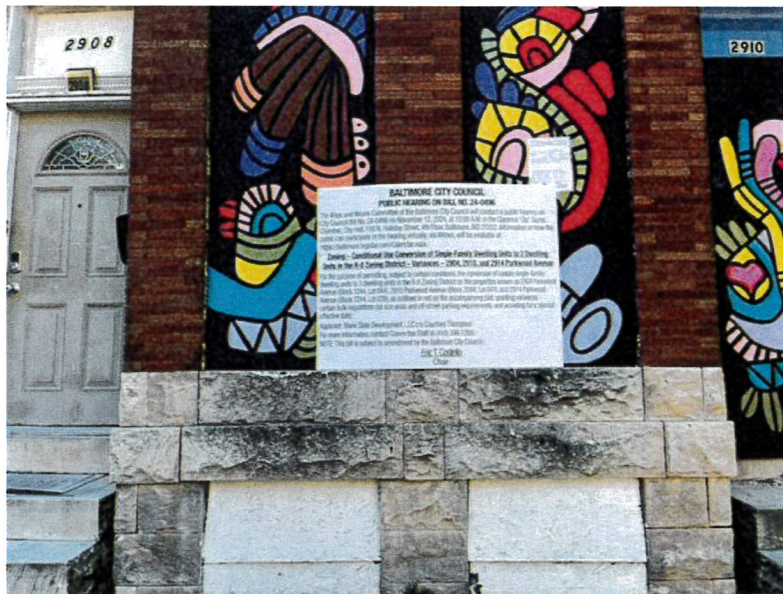

R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: October 21, 2024

City Council Bill No. 24-0496
2904, 10 & 14 Parkwood Avenue



2910 Parkwood Avenue - (2 of 4)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:

Address: 2910 Parkwood Avenue

Date Posted: October 19, 2024

Name: Blank Slate Development, LLC c/o Courtney Thompson

Address: 1758 Park Avenue - suite 101

Baltimore, Md. 21217

Telephone: (443) 438-6807

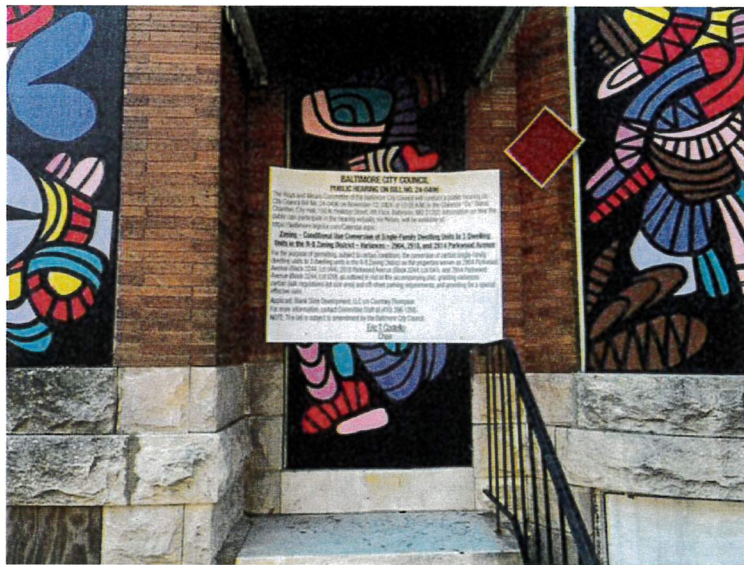
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Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: October 21, 2024

City Council Bill No. 24-0496
2904, 10 & 14 Parkwood Avenue



2914 Parkwood Avenue - (3 of 4)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:
Address: 2914 Parkwood Avenue

Date Posted: October 19, 2024

Name: Blank Slate Development, LLC c/o Courtney Thompson

Address: 1758 Park Avenue - suite 101

Baltimore, Md. 21217

Telephone: (443) 438-6807

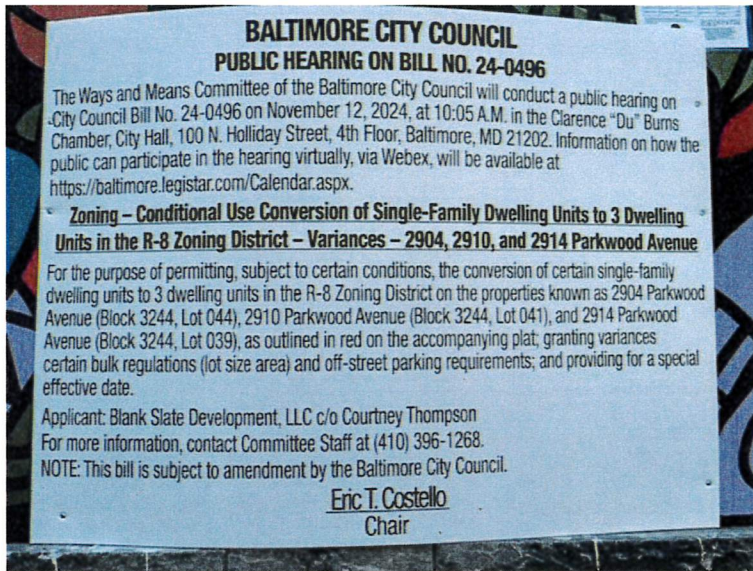
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Baltimore City Council
Certificate of Posting - Public Hearing Notice

Today's Date: October 21, 2024

City Council Bill No. 24-0496
2904, 10 & 14 Parkwood Avenue



2904, 10 & 14 Parkwood Avenue - close up of sign wording- (4 of 4)

I HEREBY CERTIFY, under penalty of perjury, that a sign was posted at:
Address: 2904, 10 & 14 Parkwood Avenue - Close-up of sign wording

Date Posted: October 19,2024

Name: Blank Slate Development, LLC c/o Courtney Thompson

Address: 1758 Park Avenue - suite 101

Baltimore, Md. 21217

Telephone: (443) 438-6807

R. Hoffman (sign Poster)

- Email to: Natawnab.Austin@baltimorecity.gov
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202

AGENCY REPORTS

BILL # 24-0496

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

October 23, 2024

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill L 24-0496 – Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 2904, 2910, and 2914 Parkwood Avenue

Dear President and City Council Members:

The Law Department reviewed City Council Bill 24-0496 for form and legal sufficiency. The bill would permit, subject to certain conditions, the conversion of certain single family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039); and granting variances for lot size area and off-street parking requirements. The ordinance would take effect on the date of its enactment.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

1. the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. the authorization would not be contrary to the public interest; and
4. the authorization would be in harmony with the purpose and intent of this Code.

Baltimore City Code, Art. 32, § 5-406(b). In making these findings, the City Council must be guided by fourteen “considerations” involving such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Baltimore City Code, Art. 32, § 5-406(a).

Variance Standards

To grant a variance, the City Council must find that, “because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.” Baltimore City Code, Art. 32, § 5-308(a). The City Council must also make seven other findings:

1. the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
2. the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
3. the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
4. the variance will not:
 - i. be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - ii. substantially diminish and impair property values in the neighborhood;
5. the variance is in harmony with the purpose and intent of this Code;
6. the variance is not precluded by and will not adversely affect:
 - i. any Urban Renewal Plan;
 - ii. the City’s Comprehensive Master Plan; or
 - iii. any Historical and Architectural Preservation District; and
7. the variance will not otherwise:
 - i. be detrimental to or endanger the public health, safety, or welfare; or
 - ii. be in any way contrary to the public interest.

Baltimore City Code, Art. 32, § 5-308(b). It is important to note that all seven of these criteria must be found, in addition to a finding of unnecessary hardship or practical difficulty. Baltimore City Code, Art. 32, § 5-308(a). The variance will not be legal if the conditions requiring this variance are generally applicable to other properties in the same zoning classification.

Planning Commission Recommendations

The Planning Commission accepted the Planning Staff recommendation and recommended approval of this bill. The bill contains variances for lot size and off-street parking requirements. Each property is improved with a three-story rowhome measuring approximately 14’ x 42’. The homes are vacant and damaged.

As noted in the bill, the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning District, is 1,875 square feet. It appears from the plat in the bill file that the lot area size is 1,176 square feet for each of the subject properties, thus requiring a variance of 37.28%. The Planning Staff Report confirms that the lot size of each property is 1,176 square feet.

The Staff Report also notes that the structures on these properties must be a structure originally constructed as a single-family dwelling and have at least 1,500 square feet of non-basement gross floor area under § 9-703(b) of the Zoning Code. Each structure will contain over 1,700 square feet of floor area and was last authorized as a single-family dwelling. The report also notes that “[t]he

converted dwellings must meet the following gross floor area per unit type: (1) 1-bedroom unit: 750 square feet; (2) 2-bedroom unit: 1,000 square feet; (3) 3- or more bedroom unit: 1,250 square feet (§9-703.c.).” Each of the existing single-family dwellings will be converted into 3 dwelling units. The Staff report and the Zoning Administrator memo state that each unit will be a 1-bedroom unit of approximately 580 square feet. Therefore, the structures do not have sufficient floor area to satisfy the minimum floor area for three 1-bedroom dwelling units. As noted by Planning Staff, the bill must be amended to include a variance for gross floor area for each property.

Additionally, the Planning report notes that two additional off-street parking spaces are required by the Zoning Code (Table 16-406) to serve the two newly created dwelling units. The report notes that no parking will be provided for the converted dwellings because the rear yards and alley by which they are accessed are too narrow to provide accessible parking. A variance for off-street parking is already included in the bill.

Finally, the Planning report contains an analysis of the equity considerations relating to the proposed conversion of these dwellings to three units. The Staff Report notes that conversion of these three vacant dwellings “will return them to productive use, support the tax base, increase the population of the neighborhood, and remove negative impacts that result from long abandoned properties.”

Hearing Requirements

Certain procedural requirements apply to this bill beyond those discussed above because an ordinance that authorizes a conditional use or a variance is considered a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507.

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standard for a conditional use and for variances have been met. The bill requires an amendment to include a variance for gross floor area. Assuming the amendment is approved, the required findings are made, and all procedural requirements are satisfied the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,

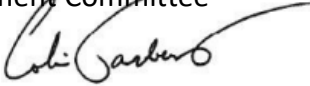


Michele M. Toth
Assistant Solicitor

Cc: Stephen Salsbury
Nina Themelis
Tiffany Maclin
Elena DiPietro



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]

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

February 29, 2024

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

Re: CC Bill #24-0496 Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District – Variances – 2904, 2910, and 2914 Parkwood Avenue

Ladies and Gentlemen:

City Council Bill No. 24-0496 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. 24-0496 is to permit, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039); to grant variances certain bulk regulations (lot size area) and off-street parking requirements; and to provide for a special effective date. BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.


Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt
Executive Director

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

Hilary Ruley
Ashlea Brown
Desiree Luckey
Ahleah Knapp

F R O M	NAME & TITLE	Corren Johnson, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Dept. of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 24-0496		

DATE: 3/27/2024

TO: Mayor Brandon Scott
TO: Economic and Community Development Committee
FROM: Department of Transportation
POSITION: **No Objection**
SUBJECT: Council Bill 24-0496

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

PURPOSE – For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the accompanying plat; granting variances certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.



COMMENTS – Council Bill 24-0496 seeks authorization to allow three single-family properties to accommodate three residential units per property. The three properties are in poor condition and are a detriment to local safety and desirability alike. Allowing for denser residential use may spur further localized redevelopment, provide more affordable housing, add new residents, and attract new commercial activity nearby. The properties sit near several high-frequency bus lines and fall within a half mile of Mondawmin Mall and the Mondawmin metro/bus hub station.

DOT POSTION – The Department of Transportation foresees no direct operational or fiscal impact as a result of the legislation. Therefore, the Department has **no objection** to the advancement of Council Bill 24-0496.

Please do not hesitate to contact Liam Davis at Liam.Davis@baltimorecity.gov or at 410-545-3207 if you have any questions or concerns.

Sincerely,

Corren Johnson,
Director

F R O M	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	City Council Bill #24-0496 - Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District – Variances – 2904, 2910, and 2914 Parkwood Avenue		


TO: The Honorable Nick J. Mosby, President
And All Members of the Baltimore City Council
City Hall, Room 408

DATE: March 22, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0496. The location must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The location shall comply with the Building, Fire, and Related Codes of Baltimore City 2020 Edition (As enacted by Ord. 15-547, and last amended by Ord. 18-1830) and applicable Maryland laws.

The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The location may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.

JW/kw

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0496/ ZONING - CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNITS TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES - 2904, 2910, AND 2914 PARKWOOD AVENUE		

DATE:

June 21, 2024

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

At its regular meeting of June 20, 2024, the Planning Commission considered City Council Bill #24-0496, for the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the accompanying plat; granting variances certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #24-0496, and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and finds that because of its particular surroundings and shape of the specific structure, a practical difficulty would result if the strict letter of the applicable Zoning Code requirements were carried out; and therefore recommends that City Council Bill #24-0496 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
The Honorable Eric Costello, Council Rep. to Planning Commission
Mr. Colin Tarbert, BDC
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Liam Davis, DOT
Ms. Natawna Austin, Council Services
Mr. Alex Aaron, applicant



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

June 20, 2024

REQUEST: City Council Bill #24-0496/ Zoning – Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District – Variances – 2904, 2910, and 2914 Parkwood Avenue:

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

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: Blank Slate Development LLC, c/o Alex Aaron

OWNER: Blank Slate Development LLC

SITE/GENERAL AREA

Site Conditions: These properties are located on the southwestern side of the street, between the intersections with Ruskin and Orem Avenues. Each property measures 14' by 84' in size, and are improved with three-story rowhomes, measuring approximately 14' by 42' that are each damaged and vacant. These properties are currently zoned R-8.

General Area: These properties are located in the Parkwood/Woodbrook community, which is predominantly residential in nature, with a majority of the housing stock comprised of rowhomes. Druid Hill Park is located one block to the east.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Background: These three properties are vacant shells, each are proposed to be renovated and used as three dwelling units each.

Permitted Use: In this Residential zoning district, multi-family dwellings are listed as a permitted use, and so are generally allowed (Table 8-301). In this case, each property was last authorized for use as a single-family dwelling, which is a permitted use in this R-8 District.

Residential Conversions: In the Residence Districts, the conversion of a single-family dwelling to a multi-family dwelling is allowed only in the R-7, R-8, R-9, and R-10 Districts, subject to: (1) the requirements of this subtitle; and (2) in the R-7 and R-8 Districts, conditional-use approval by Ordinance of the Mayor and City Council (§9-701).

Conversion standards: The existing dwellings must be: (i) a structure originally constructed as a single-family dwelling; and (ii) 1,500 square feet or more in gross floor area, not including any basement area (§9-703.b.). These properties will contain over 1,700 sqft in gross floor area, not counting any basement area.

The converted dwellings must meet the following gross floor area per unit type: (1) 1-bedroom unit: 750 square feet; (2) 2-bedroom unit: 1,000 square feet; (3) 3- or more bedroom unit: 1,250 square feet (§9-703.c.). Each building will have three units with one-bedroom each would only contain approximately 580 square feet in gross floor area (between 459-492 usable sqft), and so this application is not approvable without a variance of this minimum area.

Off-Street Parking: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For three dwelling units, two additional parking spaces are required for each property. No parking is to be provided, as the rear yards are only accessible by a 10' wide alley. Given the 14' width of the rear yards, the alley and rear yards are too narrow to provide an accessible parking space, and so a variance of this requirement is included in the bill.

Equity:

There will be no discernible negative impacts to the surrounding community from this project. Renovation of these three shell buildings will return them to productive use, support the tax base, increase the population of the neighborhood, and remove negative impacts that result from long-abandoned properties. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.

Notification: The Greater Mondawmin Coordinating Council and the Auchentoroly Terrace Association have been notified of this action.



Chris Ryer
Director

Additional Materials

BILL # 24-0496

September 9, 2022



Ben Guthorn
Acting Director
City of Baltimore
Department of Legislative Reference
100 N. Holliday St., Suite 626
Baltimore, MD 21202

Re: 2905 Parkwood Avenue

Mr. Guthorn:

This letter serves as an enthusiastic letter of support from the New Auchentoroly Terrace Association for Blank Slate Development's plans to convert 2905 Parkwood Ave into three dwelling units. Blank Slate has worked closely with our community to create a mixed-income redevelopment plan to include homeownership and rental options.

We appreciate that the Blank Slate team has proactively worked with our association, introduced themselves as a prospective purchaser of the properties to nearby residents, and has attended some community events. Such efforts signal to us their willingness to be a good development partner, and we, in turn, are excited to see a beautiful renovation of the 2900 block of Parkwood Avenue.

Sincerely,

A handwritten signature in black ink, appearing to read 'Graham Coreil-Allen', written in a cursive style.

Graham Coreil-Allen
President, New Auchentoroly Terrace Association
auchentorolyterrace.org
auchentorolyterraceassociation@gmail.com

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

2904 Parkwood Ave Baltimore, MD 21217
2910 Parkwood Ave and 2914 Parkwood Ave
{Property Address; Block 3244, Lot 044}

1. Applicant's Contact Information:

Name: Blank Slate Development LLC
Mailing Address: 1758 Park Ave, Suite 101 Baltimore, MD 21217

Telephone Number: 410-736-1087
Email Address: Alex.Aaron@blankslatecdm.com

2. All Proposed Zoning Changes for the Property:

Convert from one dwelling unit to three dwelling units

3. All Intended Uses of the Property:

Use as three dwelling units

4. Current Owner's Contact Information:

Name: Parkwood Village LLC
Mailing Address: 1758 Park Ave, Suite 101 Baltimore, MD 21217

Telephone Number: 443-438-6807
Email Address: Info@blankslatecdm.com

5. Property Acquisition:

The property was acquired by the current owner on 12/08/2023 by deed recorded in the
Land Records of Baltimore City in Liber SEE ATTACHED Folio **. .

6. Contract Contingency:

(a) There is is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

N/A

(ii) The purpose, nature, and effect of the contract are:

N/A

7. Agency:

(a) The applicant is is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

N/A

AFFIDAVIT

I, Alex Aaron, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

1/2/2024

Date

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

2910 Parkwood Ave Baltimore, MD 21217

{Property Address; Block 3244, Lot 041}

1. Applicant's Contact Information:

Name: Blank Slate Development LLC

Mailing Address: 1758 Park Ave, Suite 101 Baltimore, MD 21217

Telephone Number: 410-736-1087

Email Address: Alex.Aaron@blankslatecdm.com

2. All Proposed Zoning Changes for the Property:

Convert from one dwelling unit to three dwelling units

3. All Intended Uses of the Property:

Use as three dwelling units

4. Current Owner's Contact Information:

Name: Parkwood Village LLC

Mailing Address: 1758 Park Ave, Suite 101 Baltimore, MD 21217

Telephone Number: 443-438-6807

Email Address: Info@blankslatecdm.com

5. Property Acquisition:

The property was acquired by the current owner on 12/08/2023 by deed recorded in the
Land Records of Baltimore City in Liber SEE ATTACHED Folio **. .

6. Contract Contingency:

(a) There is is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

N/A

(ii) The purpose, nature, and effect of the contract are:

N/A

7. Agency:

(a) The applicant is is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

N/A

AFFIDAVIT

I, Alex Aaron, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

01/02/2024

Date

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

2914 Parkwood Ave Baltimore, MD 21217

{Property Address; Block 3244, Lot 039}

1. Applicant's Contact Information:

Name: Blank Slate Development LLC

Mailing Address: 1758 Park Ave, Suite 101 Baltimore, MD 21217

Telephone Number: 410-736-1087

Email Address: Alex.Aaron@blankslatecdm.com

2. All Proposed Zoning Changes for the Property:

Convert from one dwelling unit to three dwelling units

3. All Intended Uses of the Property:

Use as three dwelling units

4. Current Owner's Contact Information:

Name: Sandra Scott

Mailing Address: 1758 Park Ave, Suite 101 Baltimore, MD 21217

Telephone Number: 443-438-6807

Email Address: Info@blankslatecdm.com

5. Property Acquisition:

The property was acquired by the current owner on TBD by deed recorded in the
Land Records of Baltimore City in Liber SEE ATTACHED Folio ** .

6. Contract Contingency:

(a) There is is not a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

Blank Slate Development LLC 1758 Park Avenue Suite 101 Baltimore, MD 21217

Sandra Scott 2914 Parkwood Avenue Baltimore, MD 21217

(ii) The purpose, nature, and effect of the contract are:

Ms. Scott agrees to sell vacant property to Blank Slate Development so the property can receive a CHAP-approved renovation.

7. Agency:


(a) The applicant is is not acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

N/A

AFFIDAVIT

I, Alex Aaron, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information, and belief.



Applicant's signature

01/02/2024

Date

Blank Slate Development

Jan-24

<u>Property</u>	<u>Settlement Date</u>	<u>Deed Recording</u>
2904 Parkwood Avenue	12/8/2023	Pending
2910 Parkwood Avenue	12/8/2023	Pending
2914 Parkwood Avenue	Pending	Pending

Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 2904, 2910 & 2914 Parkwood Avenue

Date: January 10, 2024

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Convert existing premises into three dwelling units - R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Subsections 9-401 and 9-703(d): Bulk regulations; lot area per dwelling unit. The lot area for the properties is 1,176 square feet each. For three units a lot area of 1,875 square feet is required.
- Subsections 9-401(f) (Table 16-401): Off-street parking. For three dwelling units, at least two off-street parking spaces are required. None are provided, according to the applicant.

Three, one-bedroom units are proposed at each location.

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

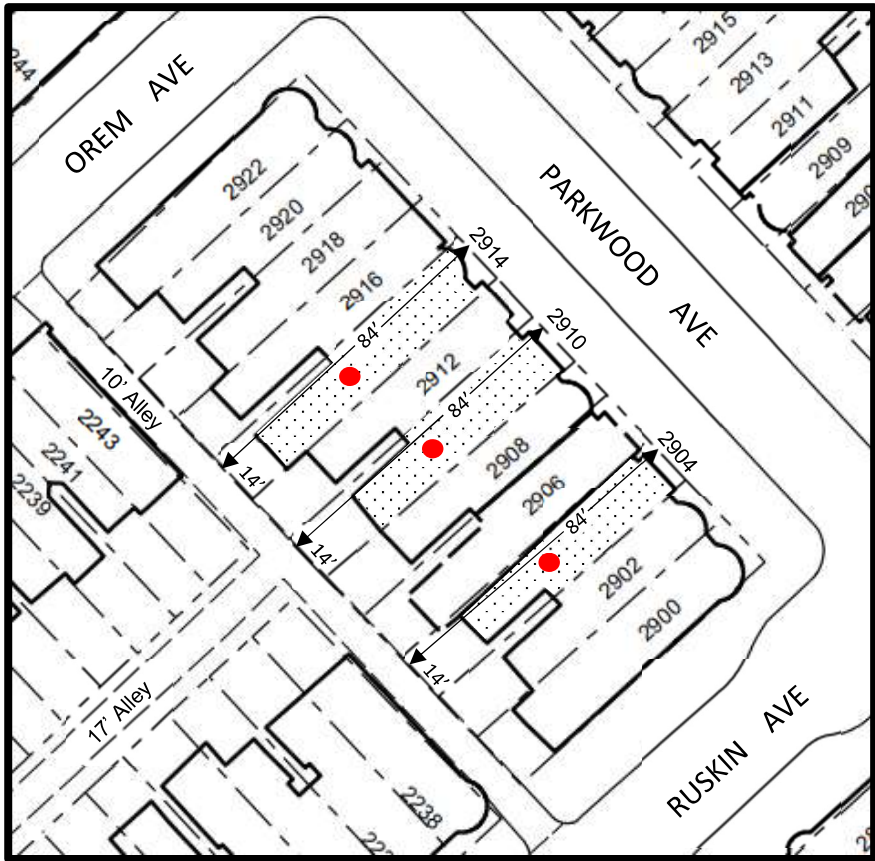
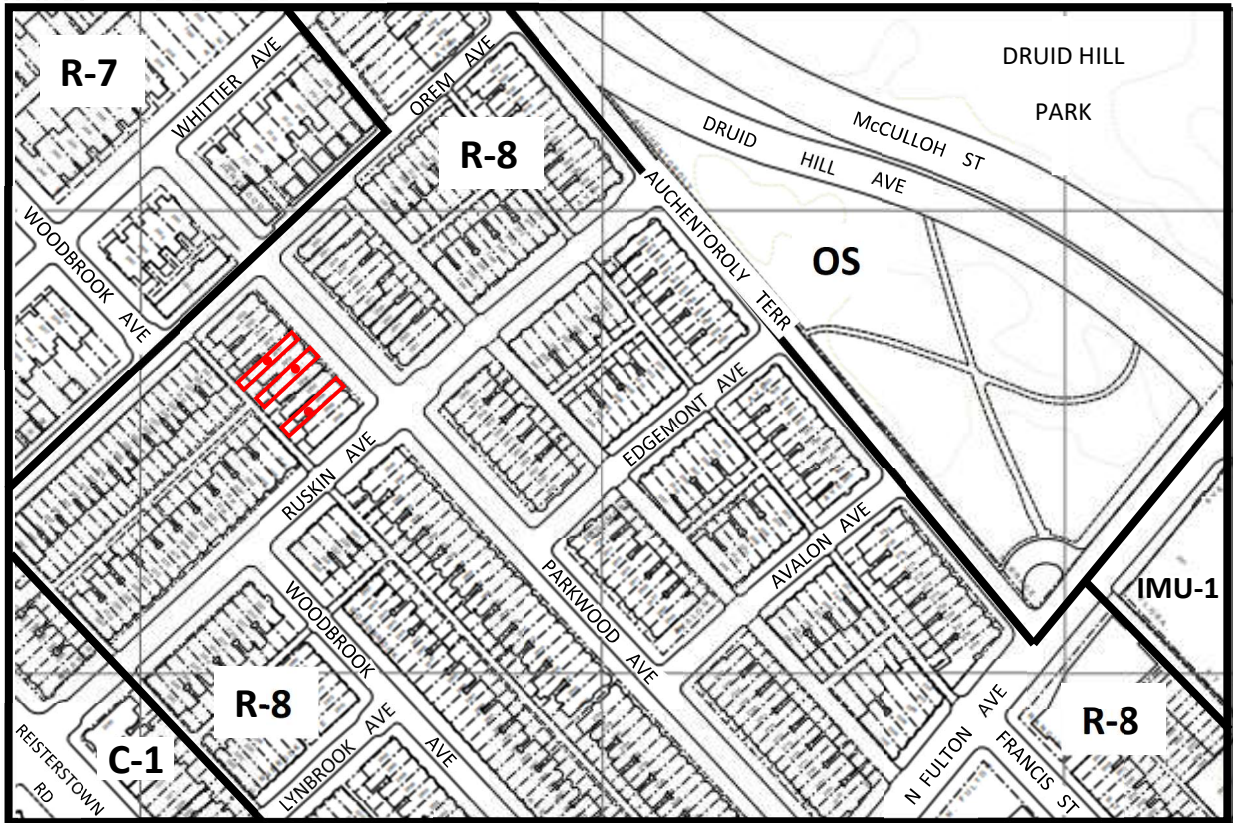
Respectfully,



Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Alex Aaron, Applicant
Councilmember James Torrence
Department of Planning

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

MAYOR

PRESIDENT CITY COUNCIL

**CITY OF BALTIMORE
COUNCIL BILL 24-0496
(First Reader)**

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

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Board of Municipal and Zoning Appeals, Department of Transportation, Baltimore Development Corporation, Fire Department, Parking Authority of Baltimore City

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Units to**
3 **3 Dwelling Units in the R-8 Zoning District – Variances –**
4 **2904, 2910, and 2914 Parkwood Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of certain single-
6 family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known
7 as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244,
8 Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the
9 accompanying plat; granting variances certain bulk regulations (lot size area) and off-street
10 parking requirements; and providing for 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(d), 16-203, and
14 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.

Council Bill 24-0496

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 as evidence of the authenticity of the
12 accompanying plat and in order to give notice to the agencies that administer the City Zoning
13 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
14 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
15 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
16 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
17 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
18 the Zoning Administrator.

19 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on date it is
20 enacted.