


FROM	NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department <i>NRF</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. 21202		
	SUBJECT	City Council Bill #19-0473 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 2 Dwelling Units in the R-8 Zoning District – Variances – 1758 Park Avenue		

TO The Honorable Brandon M. Scott, President
 And All Members of the Baltimore City Council
 City Hall, Room 408

DATE: December 24, 2019

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

The Baltimore City Fire Department has no objections for Council Bill 19-0473: Zoning-Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units In the R-8 Zoning District- Variances -1758 Park Avenue. 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 2015 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. Location may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.