

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

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

Introduced and read first time: February 26, 2024

Assigned to: Economic and Community Development Committee

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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

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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.

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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 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.