


| | | | | |
|------|-----------------------|--|---|--|
| 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