

**CITY OF BALTIMORE
COUNCIL BILL 21-0186
(First Reader)**

Introduced by: Councilmember Torrence
At the request of: Danielle Green
Address: 810 Carroll Street, Baltimore, MD 21230
Telephone: 786-288-6400

Introduced and read first time: December 6, 2021

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units**
3 **in the R-7 Zoning District – Variance – 1635 Gwynns Falls Parkway**

4 For the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 1635
6 Gwynns Falls Parkway (Block 3235, Lot 030), as outlined in red on the accompanying plat; and
7 granting a variance from certain bulk regulations (lot area size).

8 By authority of

9 Article - Zoning

10 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), and 9-701(2)

11 Baltimore City Revised Code

12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in
15 the R-8 Zoning District on the property known as 1635 Gwynns Falls Parkway (Block 3235, Lot
16 030), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore
17 City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies
18 with all applicable federal, state, and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by §§
20 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of §
21 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
22 Regulations), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning
23 District, is 3,300 square feet, and the lot area size is 1,800 square feet.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
10 day after the date it is enacted.