

FROM

NAME & TITLE	Niles R. Ford, PhD, Chief of Fire Department #42
AGENCY NAME & ADDRESS	Baltimore City Fire Department 401 East Fayette St. 21202
SUBJECT	City Council Bill #21-0186 Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 8 Dwelling Units 3 in the R-8 Zoning District – Variances – 1635 Gwynns Falls Parkway

CITY OF  
BALTIMORE  
**MEMO**



TO

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

DATE:  
December 10, 2021

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

The Baltimore City Fire Department has no objections for City Council Bill #21-0186 - Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District -Variance - 1635 Gwynns Falls Parkway. This location must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The locations 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.