



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**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**

**Sponsor:** Councilmember Torrence

**Introduced:** December 6, 2021

**Purpose:**

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).

**Effective:** The 30<sup>th</sup> day after the date it is enacted

**Agency Reports**

City Solicitor	Favorable
Planning Commission	Favorable / Amendment
Board of Municipal and Zoning Appeals	Defers to Planning
Fire Department	No Objection
Department of Housing and Community Development	No Objection
Department of Transportation	
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed

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## Analysis

### Current Law

Article – Zoning; Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2) Baltimore City Revised Code (Edition 2000).

To approve a conditional use, the City Council must find, based on facts presented at the hearing on the bill:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

### Background

The bill would authorize 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. The property is located on the northeast corner of the intersection with Woodbrook Avenue.

The property lies in the Parkview-Woodbrook community and the Auchentoroly Terrace National Register Historic District. The area is predominantly residential with scattered uses such as religious institutions and small-scale commercial uses.

The structure on the site, built in the 20<sup>th</sup> century, is now vacant. The site is zoned R-7. The property lot measures 15' x 70". The three-story, porch-front, attached residential structure measures approximately 15' x 120'. The owner recently purchased the property from Baltimore City's One House at a Time Program.

The owner is proposing to construct a two-bedroom dwelling unit situated on the second-floor front and the third-floor, as well as a one-bedroom unit on the first floor, and a one-bedroom dwelling unit in the central and rear portions of the second floor of the structure. The owner is also requesting a variance for the lot size area requirement.

## Amendments

The Law Department and Department of Planning staff are recommending that the bill be amended.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 21-0186

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Analysis Date: March 23, 2022