

CITY OF BALTIMORE
ORDINANCE **22-140**
Council Bill 21-0186

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
Committee Report: Favorable, with amendment
Council action: Adopted
Read second time: April 4, 2022

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units**
2 **in the R-7 R-8 Zoning District – Variance – 1635 Gwynns Falls Parkway**

3 For the purpose of permitting, subject to certain conditions, the conversion of a single-family
4 dwelling unit to 3 dwelling units in the R-7 R-8 Zoning District on the property known as
5 1635 Gwynns Falls Parkway (Block 3235, Lot 030), as outlined in red on the accompanying plat;
6 and granting a variance from certain bulk regulations (lot area size).

7 By authority of
8 Article - Zoning
9 Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), and 9-701(2)
10 Baltimore City Revised Code
11 (Edition 2000)

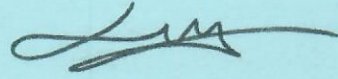
12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
13 permission is granted for the conversion of a single-family dwelling unit to 3 dwelling units in
14 the R-8 Zoning District on the property known as 1635 Gwynns Falls Parkway (Block 3235,
15 Lot 030), as outlined in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

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
19 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of
20 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
21 Regulations), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning
22 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.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 22-0186

Certified as duly passed this 25 day of April, 2022



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 25 day of April, 2022

Natasha B. Austin

Chief Clerk

Approved this 21st day of June, 2022

Brandon M. Scott

Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 5th Day of May, 2022.

Elena R DiPietro

Chief Solicitor