

**CITY OF BALTIMORE
COUNCIL BILL 22-0288
(First Reader)**

Introduced by: Councilmember Torrence

At the request of: Alex Aaron c/o 2905 Parkwood Ave, LLC

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Introduced and read first time: October 3, 2022

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**
3 **3 Dwelling Units in the R-8 Zoning District – Variances –**
4 **2905 Parkwood Avenue**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit into 3 dwelling units in the R-8 Zoning District on the property known as 2905
7 Parkwood Avenue (Block 3232A, Lot 003), as outlined in red on the accompanying plat; and
8 granting variances from certain bulk (lot area size), and off-street parking requirements.

9 BY authority of

10 Article - Zoning

11 Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and
12 16-602 (Table 16-406)

13 Baltimore City Revised Code
14 (Edition 2000)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
16 permission is granted for the conversion of a single-family dwelling unit into 3 dwelling units in
17 the R-8 Zoning District on the property known as 2905 Parkwood Avenue (Block 3232A,
18 Lot 003), as outlined in red on the plat accompanying this Ordinance, in accordance with
19 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
20 complies with all applicable federal, state, and local licensing and certification requirements.

21 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
22 §§ 5-305(a) and 5-308 of the Zoning Code, permission is granted from the requirements of
23 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
24 Regulations), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning
25 District, is 1,875 square feet, and the lot area size is 1,162 square feet, more or less, thus
26 requiring a variance of 38.03%.

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 pursuant to the authority granted by §§ 5-305(a)
2 and 5-308 of the Zoning Code, permission is granted for a variance from the requirements of
3 §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street
4 parking.

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

13 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
14 after the date it is enacted.