



## Legislation Details (With Text)

**File #:** 24-0496      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 2904, 2910, and 2914 Parkwood Avenue

**Type:** Ordinance      **Status:** Enacted

**File created:** 2/26/2024      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 12/3/2024

**Enactment date:**      **Enactment #:** 24-434

**Title:** Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 2904, 2910, and 2914 Parkwood Avenue  
For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the accompanying plat; granting variances certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

**Sponsors:** James Torrence

**Indexes:** Conditional Use, Variances, Zoning

**Code sections:**

**Attachments:** 1. 2904\_2910\_2914 Parkwood Ave - Plat, 2. 2904\_2910\_2914 Parkwood Ave - Statement of Intent, 3. 2904\_2910\_2914 Parkwood Ave - Zoning Administrator Memo, 4. 24-0496~1st Reader, 5. Letter of Support\_New Auchentoroly Terrace Association SIGNED, 6. Planning 24-0496, 7. BMZA 24-0496, 8. BCFD 24-0496, 9. BDC 24-0496, 10. DOT 24-0496, 11. Sign Posting 24-0496, 12. Law 24-0496, 13. PABC CCB 24-0496, 14. DHCD 24-0496, 15. 2nd Reader Amendments 24-0496(1)~1st (WM), 16. A. Public Notice Instructions Conditional Use 24-0496, 17. Final Bill Synopsis\_24-0496, 18. Final Voting Record, 19. Voting Session\_November 18th Meeting Minutes, 20. WM Hearing Notes 24-0496, 21. 24-0496~3rd Reader, 22. Plat 24-0496, 23. 24-0596 Signed, 24. Plat 24-0496 Signed, 25. 24-0496 - Ord. 24-434 Signed by Mayor

| Date       | Ver. | Action By              | Action                                    | Result |
|------------|------|------------------------|---|--------|
| 12/4/2024  | 0    | Mayor                  | Signed by Mayor                           |        |
| 12/2/2024  | 0    | Baltimore City Council | Approved and Sent to the Mayor            |        |
| 11/18/2024 | 0    | Ways and Means         | Recommended Favorably with Amendment      |        |
| 11/18/2024 | 0    | Baltimore City Council | Advanced to 3rd Reader, for Final Passage |        |
| 11/18/2024 | 0    | Ways and Means         | Recommended Favorably with Amendment      | Pass   |
| 11/13/2024 | 0    | Ways and Means         | Scheduled for Voting Session              |        |
| 11/12/2024 | 0    | Ways and Means         |   |        |
| 10/19/2024 | 0    | Ways and Means         | Sign Posting                              |        |
| 9/30/2024  | 0    | Baltimore City Council | Assigned                                  |        |
| 9/30/2024  | 0    | Ways and Means         | Scheduled for a Public Hearing            |        |
| 2/29/2024  | 0    | Baltimore City Council | Refer to Fire Department                  |        |

|           |   |                        |   |
|-----------|---|------------------------|---|
| 2/29/2024 | 0 | Baltimore City Council | Refer to Parking Authority                          |
| 2/29/2024 | 0 | Baltimore City Council | Refer to City Solicitor                             |
| 2/29/2024 | 0 | Baltimore City Council | Refer to Board of Municipal and Zoning Appeals      |
| 2/29/2024 | 0 | Baltimore City Council | Refer to Planning Commission                        |
| 2/29/2024 | 0 | Baltimore City Council | Refer to Dept. of Transportation                    |
| 2/29/2024 | 0 | Baltimore City Council | Refer to Dept. of Housing and Community Development |
| 2/29/2024 | 0 | Baltimore City Council | Refer to Baltimore Development Corporation          |
| 2/26/2024 | 0 | Baltimore City Council | Introduced  |
| 2/26/2024 | 0 | Baltimore City Council | Assigned  |

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### Introductory\*

## City of Baltimore Council Bill

Introduced by: Councilmember Torrence  
At the request of: Blank Slate Development LLC  
Address: c/o Alex Aaron  
1758 Park Avenue, Suite 101  
Baltimore, Maryland 21217  
Telephone: (410) 736-1087

### A Bill Entitled

#### An Ordinance concerning **Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 3 Dwelling Units in the R-8 Zoning District - Variances - 2904, 2910, and 2914 Parkwood Avenue**

For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the accompanying plat; granting variances certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date.

By authority of

Article - Zoning  
Section(s) 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(d), 16-203, and 16-602 (Table 16-406)  
Baltimore City Revised Code  
(Edition 2000)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That permission is granted for the conversion of certain single-family dwelling units to 3 dwelling units in the R-8 Zoning District on the properties known as 2904 Parkwood Avenue (Block 3244, Lot 044), 2910 Parkwood Avenue (Block 3244, Lot 041), and 2914 Parkwood Avenue (Block 3244, Lot 039), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the buildings comply with all applicable federal, state, and local licensing and certification requirements.

**Section 2. And be it further ordained,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations) and 9-703(d), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning District, is 1,875 square feet, and the lot area size is 1,176 square feet, thus requiring a variance of 37.28%.

**Section 3. And be it further ordained,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

**Section 4. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**Section 5. And be it further ordained,** That this Ordinance takes effect on date it is enacted.