



Legislation Details (With Text)

File #: 21-0186 **Version:** 0 **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 1635 Gwynns Falls Parkway

Type: Ordinance **Status:** Enacted

File created: 12/6/2021 **In control:** Baltimore City Council

On agenda: **Final action:** 6/21/2022

Enactment date: **Enactment #:** 22-140

Title: Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 1635 Gwynns Falls Parkway
 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).

Sponsors: James Torrence

Indexes: Conditional Use, Variances, Zoning

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------------------|---|--------|
| 6/27/2022 | 0 | Mayor | Signed by Mayor | |
| 4/25/2022 | 0 | Baltimore City Council | Approved and Sent to the Mayor | |
| 4/4/2022 | 0 | Baltimore City Council | 3rd Reader, for final passage | |
| 4/4/2022 | 0 | Economic and Community Development | Recommended Favorably with Amendment | |
| 3/29/2022 | 0 | Economic and Community Development | Recommended Favorably with Amendment | Pass |
| 3/8/2022 | 0 | Economic and Community Development | Sign Posting | |
| 2/22/2022 | 0 | Economic and Community Development | Scheduled for a Public Hearing | |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Dept. of Transportation | |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Planning Commission | |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Dept. of Housing and Community Development | |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Fire Department | |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Baltimore Development Corporation | |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Parking Authority Board | |
| 12/9/2021 | 0 | Baltimore City Council | Refer to City Solicitor | |
| 12/9/2021 | 0 | Baltimore City Council | Refer to Board of Municipal and Zoning Appeals | |

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|-----------|---|------------------------|------------|
| 12/6/2021 | 0 | Baltimore City Council | Assigned |
| 12/6/2021 | 0 | Baltimore City Council | Introduced |

* **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: Danielle Green
Address: 810 Carroll Street, Baltimore, MD 21230
Telephone: 786-288-6400

A Bill Entitled

An Ordinance concerning
Zoning - Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-7 Zoning District - Variance - 1635 Gwynns Falls Parkway

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).

By authority of
Article - Zoning
Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), and 9-701(2)
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 a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 1635 Gwynns Falls Parkway (Block 3235, Lot 030), 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 building complies 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), as the minimum lot size requirement for 3 dwelling units, in the R-8 Zoning District, is 3,300 square feet, and the lot area size is 1,800 square feet.

Section 3. 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 4. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.