



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Details (With Text)

<b>File #:</b>	22-0288	<b>Version:</b>	0	<b>Name:</b>	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2905 Parkwood Avenue
<b>Type:</b>	Ordinance	<b>Status:</b>			In Committee
<b>File created:</b>	10/3/2022	<b>In control:</b>			Economic and Community Development
<b>On agenda:</b>		<b>Final action:</b>			
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - Variances - 2905 Parkwood Avenue For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units in the R-8 Zoning District on the property known as 2905 Parkwood Avenue (Block 3232A, Lot 003), as outlined in red on the accompanying plat; and granting variances from certain bulk (lot area size), and off-street parking requirements.				
<b>Sponsors:</b>	James Torrence				
<b>Indexes:</b>	Conditional Use, Conversion, Zoning				
<b>Code sections:</b>					
<b>Attachments:</b>	1. 2905 Parkwood Ave - Community Letter of Support, 2. 2905 Parkwood Ave - Plat, 3. 2905 Parkwood Ave - Zoning Administrator Memo, 4. 2905 Parkwood Ave - Statement of Intent, 5. 22- 0288~1st Reader, 6. PABC 22-0288, 7. LAW 22-0288, 8. DOT 22-0288, 9. 22-0288 - Planning Commission				

Date	Ver.	Action By	Action	Result
10/6/2022	0	Baltimore City Council	Refer to Baltimore Development Corporation	
10/6/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
10/6/2022	0	Baltimore City Council	Refer to Parking Authority Board	
10/6/2022	0	Baltimore City Council	Refer to City Solicitor	
10/6/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
10/6/2022	0	Baltimore City Council	Refer to Planning Commission	
10/6/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
10/3/2022	0	Baltimore City Council	Introduced	
10/3/2022	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: Alex Aaron c/o 2905 Parkwood Ave, LLC

Address: 1758 Park Ave., Suite 101, Baltimore, MD 21217  
Telephone: (443) 438-6807

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## A Bill Entitled

An Ordinance concerning

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

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

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(f), 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 a single-family dwelling unit into 3 dwelling units in the R-8 Zoning District on the property known as 2905 Parkwood Avenue (Block 3232A, Lot 003), 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 the Zoning Code, 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 1,875 square feet, and the lot area size is 1,162 square feet, more or less, thus requiring a variance of 38.03%.

**Section 3. And be it further ordained,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of the Zoning Code, 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 the 30<sup>th</sup> day after the date it is enacted.