



MEMORANDUM

DATE: March 18, 2024
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO
POSITION: No Objection
SUBJECT: Council Bill 24-0497

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0497 introduced by Councilmember John T. Bullock.

PURPOSE

This bill provides a zoning variance allowing two dwelling units into a house built as a single-family dwelling (located at 1005 West Lanvale Street - Block 0104, Lot 003), and it provides a zoning variance for the off-street parking requirement, normally in effect.

BRIEF HISTORY

Rashad Henderson, Resident Agent and Managing Member of Nickel Blue Investment Group LLC requested this zoning variance to allow Nickel Blue to convert a single-family home into a multi-family home with two dwelling units. According to State of Maryland property records, Nickel Blue purchased the property from Baltimore City on October 17, 2023. Harlem Park Neighborhood Council, Inc. provided a letter of support for this variance request.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully takes **no objection** to City Council Bill 24-0497. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations

[MJF]