

**CITY OF BALTIMORE
COUNCIL BILL 24-0497
(First Reader)**

Introduced by: Councilmember Bullock
At the request of: Nickel Blue Investment Group LLC
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Introduced and read first time: February 26, 2024

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Units to**
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**
4 **1005 West Lanvale Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as
7 1005 West Lanvale Street (Block 0104, Lot 003), as outlined in red on the accompanying
8 plat; granting variances from off-street parking requirements; and providing for a special
9 effective date.

10 BY authority of

11 Article - Zoning
12 Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:
13 Required Off-Street Parking)
14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
18 the R-8 Zoning District on the property known as 1005 West Lanvale Street (Block 0104,
19 Lot 003), as outlined in red on the plat accompanying this Ordinance, in accordance with
20 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the buildings
21 comply with all applicable federal, state, and local licensing and certification requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by
2 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
3 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
4 off-street parking.

5 **SECTION 3. 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 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on date it is
14 enacted.