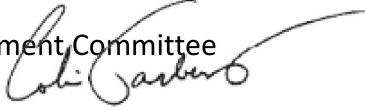


## MEMORANDUM

**DATE:** December 14, 2023  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** Favorable  
**SUBJECT:** 23-0454: Zoning – Conditional Use of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District –1022 West Lanvale Street

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 23-0454 introduced by Councilmember Bullock on November 20, 2023.

### PURPOSE

This bill would allow for the conditional use conversion of a single-family dwelling unit at 1022 W. Lanvale Street to two dwelling units.

### BRIEF HISTORY

Located in the R-8 district of West Baltimore's Harlem Park neighborhood, the property is zoned for traditional urban row house development. However, the R-8 district is less restrictive than other zones and allows for other residential types. The proposed conversion will result in additional residents living in the neighborhood while maintaining the existing structure. The proposed conditional use is aligned with several adopted neighborhood plans to maintain and preserve existing vacant properties while maintaining the character of the neighborhood, including the new community-driven Harlem Park Master Plan. This comprehensive community planning effort addresses housing, commercial, and economic development to rebuild neighborhood density, provides a diverse housing stock, and prioritizes redevelopment initiatives that can knit the neighborhood back together. The Harlem Park Neighborhood Council Inc. supports the conversion and issued a letter of support for the conditional use.

### FISCAL IMPACT (to BDC)

None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully requests a **favorable** report to City Council Bill 22-0366. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

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

[GML]