

CITY OF BALTIMORE
ORDINANCE 24-401
Council Bill 24-0497

Introduced by: Councilmember Bullock
At the request of: Nickel Blue Investment Group LLC
Address: c/o Rashad Henderson
4804 Kingsford Manor Court
Upper Marlboro, Maryland 20772
Telephone: (646) 299-2941
Introduced and read first time: February 26, 2024
Assigned to: Economic and Community Development Committee
Committee Report: Favorable
Council action: Adopted
Read second time: September 30, 2024

AN ORDINANCE CONCERNING

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

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

BY authority of

Article - Zoning

Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:

Required Off-Street Parking)

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 2 dwelling units in the R-8 Zoning District on the property known as 1005 West Lanvale Street (Block 0104, 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 buildings 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.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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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.

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Certified as duly passed this 7 day of October, 2024




President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 7 day of October, 2024




Chief Clerk

Approved this 18 day of October, 2024



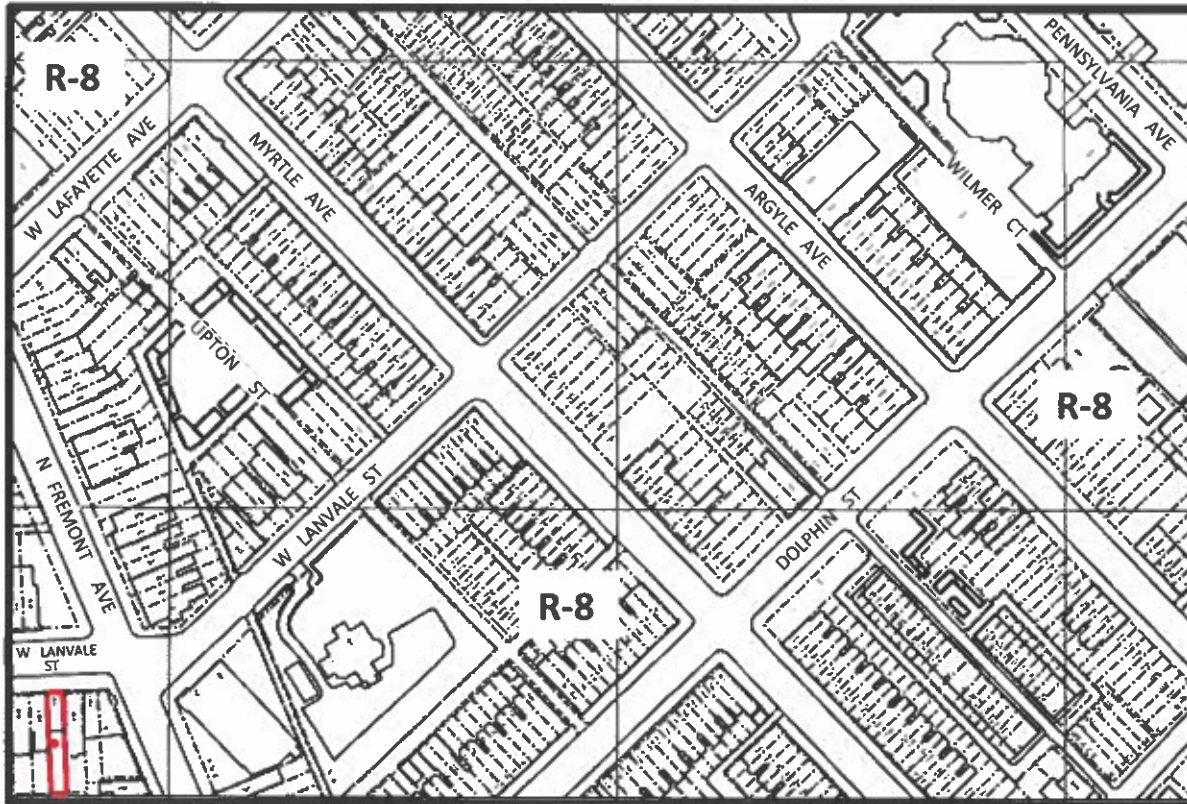
Mayor, Baltimore City

Approved for Form and Legal Sufficiency
this 8th day of October, 2024

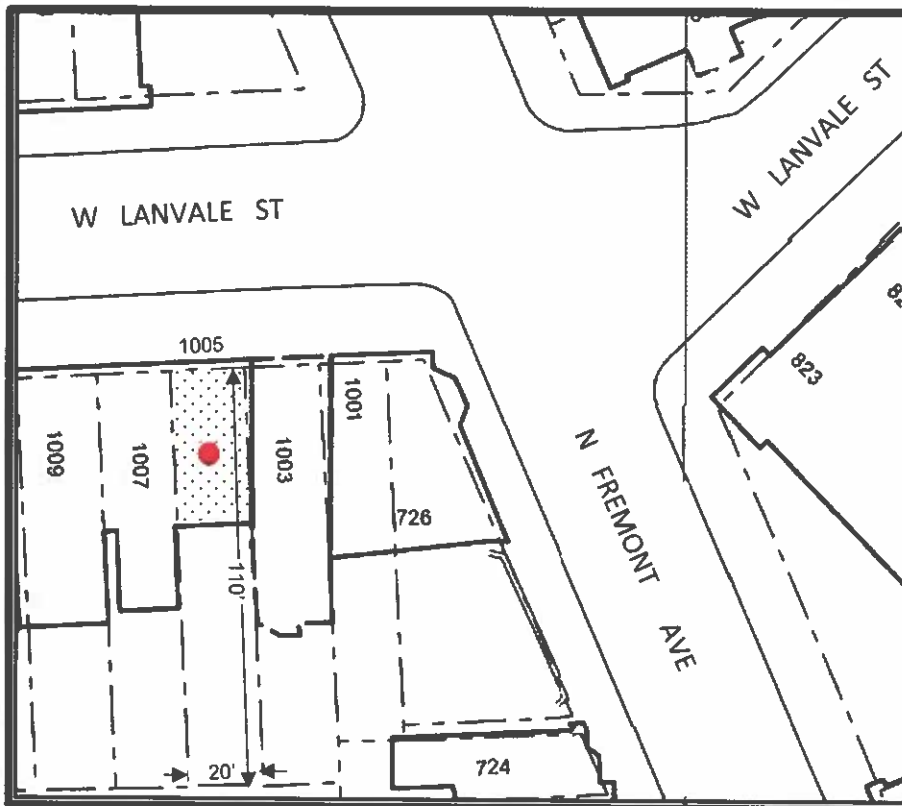


Chief Solicitor

**SHEET NO. 45 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 1005 WEST LANVALE STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 16 SECTION 15

BLOCK 104 LOT 3

Andrew R. Scott 10-18-24

MAYOR

[Signature] 10-7-24

PRESIDENT CITY COUNCIL

24-401