




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	September 24, 2024
SUBJECT	24-0497 Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 1005 West Lanvale Street

The Honorable President and
Members of the City Council
City Hall, Room 400

09/24/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0497 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.

If enacted, City Council Bill 24-0497 would grant a conditional use conversion of a single-family dwelling unit to 2 dwelling units with variances from off-street parking requirements for the property known as 1005 West Lanvale Street. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of May 9, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of a single-family dwelling unit into 2 dwelling units within the R-8 Zoning District would not endanger public health, safety, or welfare. The Commission also found that the public interest would be served through the renovation of a vacant home and its return to productive use.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas but does fall within a Community Development Zone and is immediately adjacent to the West Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use conversion may help increase rental housing opportunities within the Harlem Park neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0497.