



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, the Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

4/30/2026

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0103

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

City Council Committees

BUDGET AND APPROPRIATIONS

Danielle McCray - Chair
Isaac “Yitzy” Schleifer – Vice Chair
Sharon Green Middleton
Paris Gray
Antonio Glover

*Staff: Paroma Nandi
(Paroma.Nandi@baltimorecity.gov)*

PUBLIC SAFETY

Mark Conway - Chair
Zac Blanchard – Vice Chair
Danielle McCray
Isaac “Yitzy” Schleifer
Paris Gray
Phylicia Porter
Antonio Glover

*Staff: Anthony Leva
(Anthony.Leva@baltimorecity.gov)*

HOUSING AND ECONOMIC DEVELOPMENT

James Torrence – Chair
Odette Ramos – Vice Chair
Zac Blanchard
Jermaine Jones
Antonio Glover

*Staff: Juliane Jemmott
(Juliane.Jemmott@baltimorecity.gov)*

PUBLIC HEALTH AND ENVIRONMENT

Phylicia Porter - Chair
Mark Conway - Vice Chair
Mark Parker
Ryan Dorsey
James Torrence
John Bullock
Odette Ramos

*Staff: Marguerite Currin
(Marguertie.Currin@baltimorecity.gov)*

LEGISLATIVE INVESTIGATIONS

Isaac “Yitzy” Schleifer - Chair
Antonio Glover – Vice Chair
Ryan Dorsey
Sharon Green Middleton
Paris Gray

*Staff: Ethan Navarre
(Ethan.Navarre@baltimorecity.gov)*

LAND USE AND TRANSPORTATION

Ryan Dorsey – Chair
Sharon Green Middleton – Vice Chair
Mark Parker
Paris Gray
John Bullock
Phylicia Porter
Zac Blanchard

*Staff: Anthony Leva
(Anthony.Leva@baltimorecity.gov)*

LABOR AND WORKFORCE

Jermaine Jones – Chair
James Torrence – Vice Chair
Danielle McCray
Ryan Dorsey
Phylicia Porter

*Staff: Paroma Nandi
(Paroma.Nandi@baltimorecity.gov)*

EDUCATION, YOUTH AND OLDER ADULT

John Bullock – Chair
Mark Parker – Vice Chair
Sharon Green Middleton
James Torrence
Zac Blanchard
Jermaine Jones
Odette Ramos

*Staff: Juliane Jemmott
(Juliane.Jemmott@baltimorecity.gov)*

CHARTER REVIEW SPECIAL COMMITTEE

Ryan Dorsey - Chair
John Bullock - Vice Chair
Zac Blanchard
Jermaine Jones
Odette Ramos

Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)



LAND USE & TRANSPORTATION COMMITTEE

**The Honorable Ryan Dorsey
CHAIR**

Bill Hearing

25-0103

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

Sponsor: Bullock

Purpose: FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a special effective date.

REPORTING AGENCIES

• Law Department	• Amend for gross floor area – Approve for form and legal sufficiency
• Board of Municipal & Zoning Appeals	• No Objection
• Planning Commission	• Recommend Approval
• Dept of Transportation	• Without Recommendation
• Dept of Housing & Community Development	• Favorable

BACKGROUND

City Law

Article 32 – Zoning, Sections 5-201(a), 5-508, 14-334, and Table 12-501.

To approve a conditional use, the City Council must find, based on facts presented at a hearing on the bill:

1. The establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
2. The use would not be precluded by any other law, including an applicable Urban Renewal Plan;
3. The authorization would not be contrary to the public interest; and

4. The authorization would be in harmony with the purpose and intent of the Baltimore City Zoning Code

Article 32 – Zoning 5-308 deals with variances for zoning-related projects and requires that the City Council must find that the variance is based on an unnecessary hardship or practical difficulty rather than an inconvenience. The City Council is required to also make the following findings:

- (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
- (2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
- (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
- (4) the variance will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood;
- (5) the variance is in harmony with the purpose and intent of this Code;
- (6) the variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; (ii) the City’s Comprehensive Master Plan; or (iii) any Historical and Architectural Preservation District; and
- (7) the variance will not otherwise: (i) be detrimental to or endanger the public health, safety, or welfare; or (ii) be in any way contrary to the public interest.

Bill Analysis

This bill, if enacted, would approve conditional use for the property known as 1224 West Lafayette Ave to be converted from a single-family unit to a multi-family unit with 3 units. The Planning Commission has recommended approval based on the findings of its staff report. The property is located in the Lafayette Community and has the support of the community association.

The Law Department, in its report, expressed that the project needs an amendment for a variance in gross floor area, but with the enactment of recent changes in the floor area requirement, this is no longer necessary. Similarly, the Zoning Administrator suggested that either off-street parking would need to be constructed for this multi-family dwelling or a variance would need to be included, but this also would not be necessary under the updated zoning code.

FISCAL NOTE

This bill should not impact city finances.

Analysis by: Tony Leva
Analysis Date: 4/20/2026

Direct Inquiries to: Anthony.Leva@baltimorecity.gov

**CITY OF BALTIMORE
COUNCIL BILL 25-0103
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: DaleyInvest, LLC

Address: 2864 Lamport Place

The Bronx, NY 10465

Telephone: (646) 235-5104

Introduced and read first time: October 20, 2025

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units**
3 **in the R-8 Zoning District – 1224 West Lafayette Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
5 dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue
6 (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a
7 special effective date.

8 BY authority of

9 Article 32 - Zoning
10 Sections 5-201(a) and 9-701(2)
11 Baltimore City Revised Code
12 (Edition 2000)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
14 permission is granted for the conversion of a single-family dwelling unit into 3 dwelling units on
15 the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on
16 the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code
17 §§ 5-201(a) and 9-701(2), subject to the condition that the property complies with all applicable
18 federal, state, and local licensing and certification requirements.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
20 accompanying plat and in order to give notice to the agencies that administer the City Zoning
21 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
22 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
23 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
24 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
25 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
26 the Zoning Administrator.

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

Council Bill 25-0103

1 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
2 after the date it is enacted.

BALTIMORE CITY COUNCIL





LAND USE & TRANSPORTATION COMMITTEE

25-0103

*Zoning – Conditional Use Conversion of a Single-
Family Dwelling Unit to 3 Dwelling Units in the R-8
Zoning District – 1224 West Lafayette Avenue*

Agency Reports

FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0103 / Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: December 15, 2025

At its regular meeting of December 11, 2025, the Planning Commission considered City Council Bill #25-0103, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #25-0103 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, adopts the findings and equity analysis outlined in the staff report, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #25-0103 be **approved** by the City Council.

If you have any questions, please contact me at eric.tiso@baltimorecity.gov or by phone at 410-396-8358.

attachment

- cc: Ms. Nina Themelis, Mayor's Office
The Honorable John Bullock, Council Rep. to Planning Commission
Mr. Justin Williams, BMZA
Mr. Geoffrey Veale, Zoning Administrator
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Tim Keane
Director

November 20, 2025

LEGISLATION: City Council Bill #25-0103/ Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a special effective date

SUMMARY OF REQUEST: CCB #25-0103 authorizes, via conditional use, the conversion of a single-family rowhouse dwelling into a three-unit multifamily dwelling. Per § 9-701 of the Zoning Code, residential conversions from single-family to multifamily use in the R-8 district must be approved by ordinance of the Mayor and City Council.

RECOMMENDATION: Adopt findings and approve

STAFF: Justin Walker

PETITIONER: Dashawn Daley

OWNER: Daley Invest, LLC

COUNCIL DISTRICT: 9

SITE/GENERAL AREA

Site Conditions: 1224 West Lafayette Avenue is located on the north side of the street, approximately 150' east of the intersection with North Carey Street. This property measures approximately 17'9" by 120' and is currently improved with a three-story building measuring approximately 17'9" by 65'. This site is zoned R-8 and located within the Sandtown-Winchester neighborhood.

General Area: The property is located within a block of rowhouse dwellings. The surrounding blocks are also predominantly rowhouses within an R-8 zoning district, with one block of open space at Lafayette Square Park to the east.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Residential: Higher Density group in the General Land Use Plan. This proposed development conforms to that designation.

APPLICANT'S PROPOSAL AND CODE CONTEXT:

The proposed conversion would change the single-family dwelling into three apartments: one containing a single bedroom and two containing two bedrooms. The units would measure approximately 700 square feet and 1,000 square feet, respectively. A conditional use is required under § 9-701 of the Zoning Code. No variances are needed, as the lot contains 2,130 square feet, meeting the minimum lot area requirement of Table 9-401 for three units in an R-8 district. The property is exempt from off-street parking requirements under § 16-601(b)(1).

CONDITIONAL USE:

§ 5-406. Approval standards.

(a) *Evaluation criteria.*

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals or the City Council must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

(b) *Limited criteria for denying.*

The Board of Municipal and Zoning Appeals or the City Council, may not approve a conditional use or sign unless, after public notice and hearing and on consideration of the standards required by this subtitle, the Board or Council finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.
 - (i) be in any way contrary to the public interest.

ANALYSIS AND RECOMMENDATION:

As noted above, for Conditional Uses, the Board of Municipal and Zoning Appeals or the City Council must consider the following, where appropriate. Staff's assessment follows each of these criteria.

§ 5-406 (a) Evaluation criteria:

- 1. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;**
The size and shape of the site, as well as the proposed arrangement of structures, are adequate to accommodate the use without creating any adverse impacts.
- 2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;**
The proposal is not expected to create adverse traffic patterns, and the site is exempt from off-street parking requirements under § 16-601(b)(1).
- 3. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;**
The proposed use is compatible with the surrounding area and is not expected to impair its present or future development.
- 4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;**
While there are dwellings and places of public gathering in the vicinity, no adverse impacts to these places of public gathering are anticipated beyond what is regularly associated with this type of land use.
- 5. Accessibility of the premises for emergency vehicles;**
The premises are adequately accessible for emergency vehicles.
- 6. Accessibility of light and air to the premises and to the property in the vicinity;**
The use will be contained entirely within the existing structure, having no impact on light or air to nearby properties.
- 7. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;**
The change of use within the existing building will be adequately served by existing utilities and access roads.
- 8. The preservation of cultural and historic landmarks and structures; The character of the neighborhood;**
The use will not change the exterior of the building nor impact any nearby landmarks or historic structures.
- 9. The provisions of the City's Comprehensive Master Plan;**
The use is in harmony with the Master Plan, as it may be authorized as a conditional use in this zoning district
- 10. The provisions of any applicable Urban Renewal Plan;**
The use is not precluded by any Urban Renewal Plan.
- 11. All applicable standards and requirements of this Code;**
The request aligns will all code requirements.

12. The intent and purpose of this Code; and Any other matters considered to be in the interest of the general welfare.

Staff is unable to identify any reason why approval would be detrimental to the general welfare of the City.

§ 5-406 (b) Limited criteria for denying:

1. The establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;

Staff is unable to identify any reason why approval would be detrimental to public health, safety, or welfare

2. The use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;

No law or Urban Renewal Plan preclude this use.

3. The authorization would not be contrary to the public interest; and

Staff is unable to identify any reason why approval would be contrary to public interest.

4. The authorization would be in harmony with the purpose and intent of this Code.

Approval of this conditional use is in harmony with the purpose and intent of this code.

RECOMMENDATION: Staff therefore recommends that the Planning Commission adopt these findings and recommend the bill favorably, with respect to the conditional use.

EQUITY: The proposed conversion supports equitable housing outcomes by creating three additional dwelling units within an existing structure in the Sandtown-Winchester neighborhood. The project expands housing choice without altering the exterior of the building or disrupting the established residential character of the block. This small-scale density increase aligns with the goals of the Our Baltimore Comprehensive Plan to promote diverse and attainable housing options, encourage reinvestment in vacant or underutilized buildings, and support incremental growth. The project also has the support of the Lafayette Square Community Development Corporation, demonstrating alignment with local community priorities.

NOTIFICATION: In addition to the required posting on site, the Lafayette Square Community Development Corporation was informed of this action and provided a letter of support. Staff also sent out notice via GovDelivery.



**Tim Keane
Director**



**BALTIMORE CITY
BOARD OF MUNICIPAL
AND ZONING APPEALS**

Brandon M. Scott
Mayor

Justin A. Williams
Interim Executive Director

Members
Leland Shelton
Chair

Victor Clark
Liz Cornish
David Marcozzi
Rian Hargrave

417 E. Fayette St., Ste. 922
Baltimore, MD 21202
(410) 396-4301
zoning.baltimorecity.gov

MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee
From: Justin A. Williams, Interim Executive Director
CC: Geoffrey Veale, Zoning Administrator
Date: January 8, 2026
Re: Council Bill No. 25-0103 – Zoning – Conditional Use Conversion
1224 W. Lafayette Avenue
Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill 25-0103. This bill seeks to authorize the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005) in the R-8 Zoning District.

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places authority to grant the conditional use directly with the City Council, the Board defers to the Council’s judgment on whether the applicant has satisfied the approval standards outlined in the Zoning Code. Accordingly, the Board takes no position on the specific factual merits of the application, but offers No Objection to the passage of the bill.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at justin.williams@baltimorecity.gov or **(410) 396-4301**.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	February 18, 2026
SUBJECT	25-0103 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0103 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 25-0103 would convert a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of December 11th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the proposed conversion would be in accord with the requirements of its R-8 zoning designation and consistent with the City's Comprehensive Master Plan, as the site is designated as higher density residential.

The property in reference is not located within any of DHCD's Streamlined Code Enforcement areas, Community Development Zones, or Impact Investment Areas. This conditional use conversion may benefit the Sandtown-Winchester neighborhood by providing residents with additional rental housing opportunities.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	November 20, 2025
SUBJECT	25-0103 • Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

Position: Without recommendation

BILL SYNOPSIS

Council Bill 25-0103 would allow for the single-family home known as 1224 West Lafayette Avenue to accommodate three dwelling units. This is a relatively minor change and is unlikely to produce a considerable impact to local traffic conditions. Additionally, the property has access to high-frequency public transit, mitigating potential traffic impacts.

SUMMARY OF POSITION

This conversion will have a minimal impact on traffic operations. Therefore, DOT provides no recommendation on Council Bill Council Bill 25-0103.

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

January 6, 2026

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0103 – Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 25-0103 for form and legal sufficiency. The bill would permit, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat, and provide for a special effective date.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 Zoning District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). To approve a conditional use, the City Council must find:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use or sign would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; and
- (4) the authorization would be in harmony with the purpose and intent of this Code.

Baltimore City Code, Art. 32, § 5-406(b).

In making these findings, the City Council must be guided by fourteen “considerations” involving such things as the “nature of the surrounding area and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Baltimore City Code, Art. 32, § 5-406(a).

Planning Commission Recommendations

The Planning Commission accepted the Planning Staff recommendation and voted to approve this bill. The subject property is located in the Sandtown-Winchester neighborhood, within a block of rowhouse dwellings. The surrounding blocks are also predominantly rowhouses, with one open block of open space at Lafayette Square Park to the east.

Under the City's current Comprehensive Master Plan, the subject property is designated in the General Land Use Plan as "Residential: Higher Density." The Staff Report notes that the proposed development conforms to that designation. The Staff Report further notes that the proposed conversion is unlikely to impact existing traffic patterns. The property remains accessible to emergency vehicles and its use will be contained entirely within the existing structure, with no impact on light or air to nearby properties. An equity analysis is included in the Staff Report.

Procedural Requirements

Certain procedural requirements apply to this bill because an ordinance that authorizes a conditional use is considered "legislative authorizations." Baltimore City Code, Art. 32, § 5-501(2)(ii). Specifically, notice requirements apply to the bill, and it must be referred to certain City agencies, which are obligated to review it in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).

This bill is the appropriate method to review the facts and make the determination as to whether the legal standards for a conditional use and variances have been met. Assuming the bill is amended to include the variance for gross floor area, required findings are made at the hearing and all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,



Desiree Luckey
Assistant Solicitor

cc: Ebony Thompson, City Solicitor
Hilary Ruley, Chief Solicitor, General Counsel Division
Jeff Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0103

*Zoning – Conditional Use Conversion of a Single-
Family Dwelling Unit to 3 Dwelling Units in the R-8
Zoning District – 1224 West Lafayette Avenue*

Additional Materials

Lafayette Square Community Development Corporation

Baltimore, MD

Eric Stephenson
926 N. Carrollton Ave
Baltimore, MD 21217

Mat 14th, 2024 (updated March 10th, 2025)

Re: 1224 W Lafayette; 3 unit conversion

To Whom It May Concern,

On behalf of Lafayette Square Community Development Corporation, I am pleased to express our strong support for the proposed conversion of 1224 W Lafayette Avenue into a three-unit residential property. Addressing vacant properties and increasing the number of residents in our community are central to our revitalization efforts, and we welcome investments that align with these goals.

The redevelopment of 1224 W Lafayette supports our broader objectives of stabilizing our housing stock, reducing blight, and fostering a thriving, engaged neighborhood. Adding new residential units will contribute to the vibrancy of the area while also strengthening the local economy and improving public safety. We recognize that zoning requirements may necessitate variances for parking or bulk lot area, and the community takes no exception to such variances should they be required to facilitate this project.

We encourage responsible redevelopment that creates quality housing opportunities while respecting the character and history of our neighborhood. Please consider this letter as an endorsement of the proposed three-unit conversion, and do not hesitate to reach out if further support is needed.

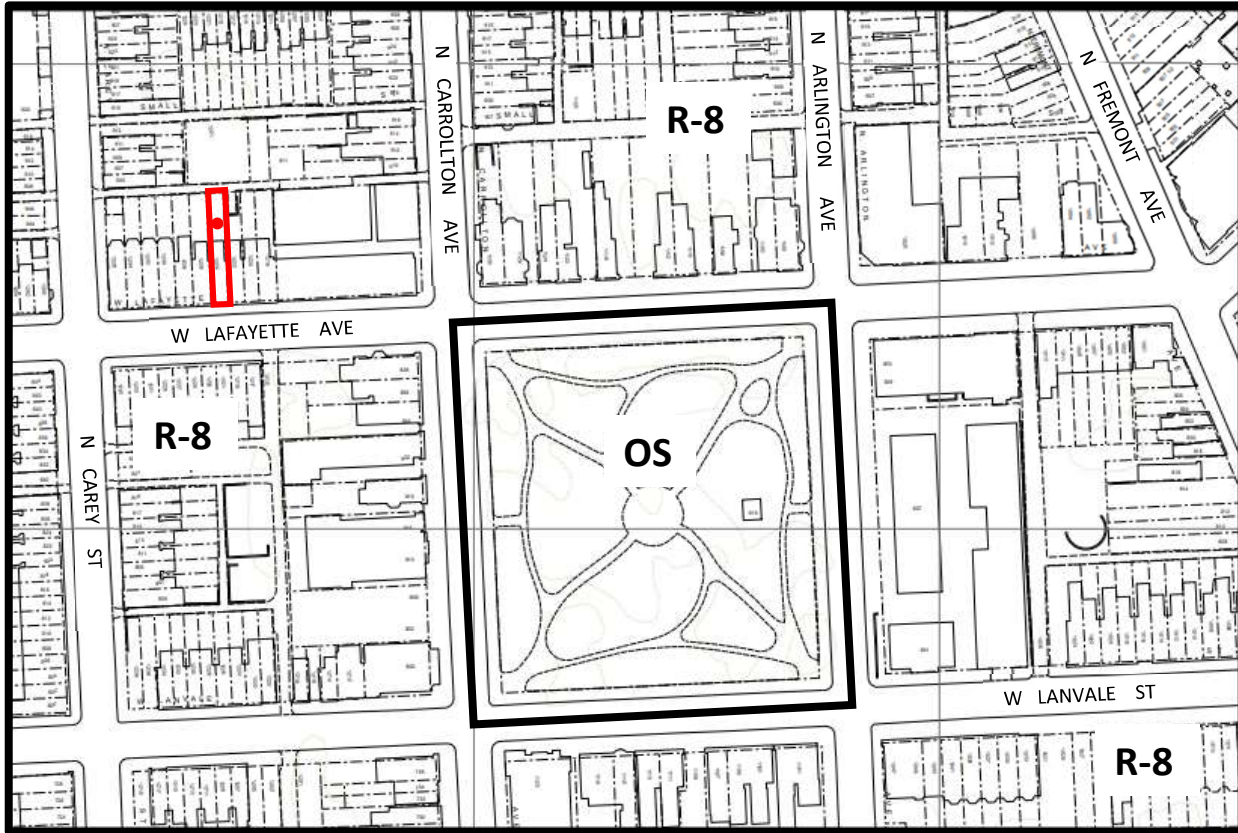
Sincerely,

E. Stephenson

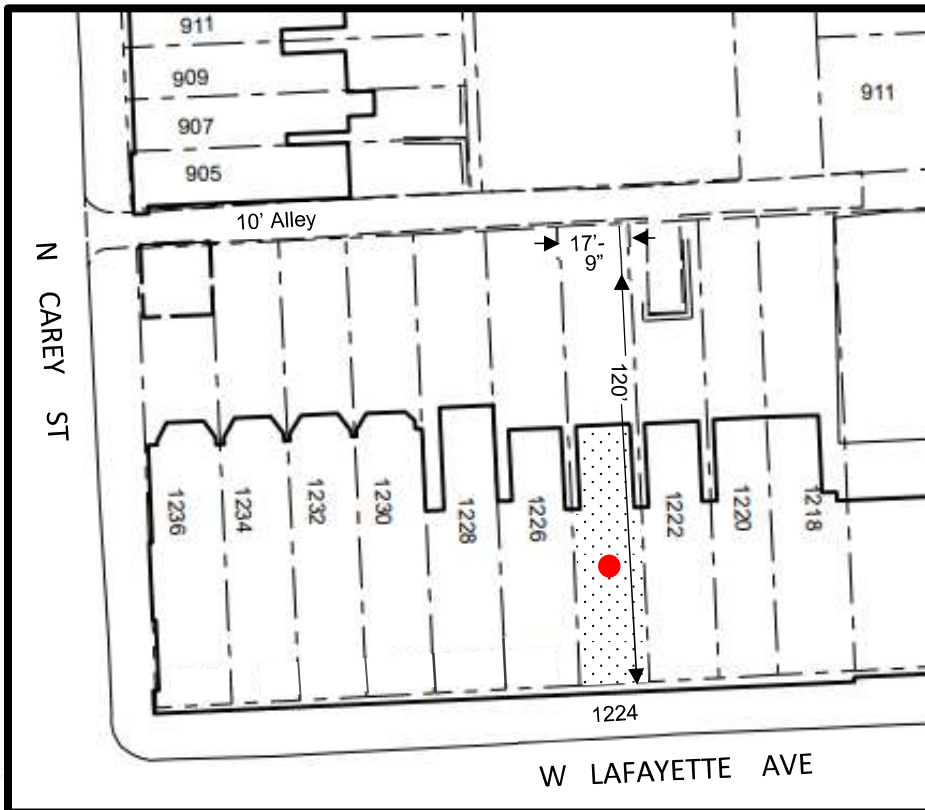
Eric Stephenson - President
Lafayette Square Community Development Corporation

enstephenson@gmail.com
443-675-6501

SHEET NO. 44 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 1224 WEST LAFAYETTE AVENUE. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 16 SECTION 15
BLOCK 78 LOT 5

MAYOR

PRESIDENT CITY COUNCIL

DEPARTMENT OF LEGISLATIVE REFERENCE**STATEMENT OF INTENT FORM (LR-01)**

100 Holliday Street
 City Hall, Suite 626
 Baltimore, Maryland 21202

Phone: (410) 396-4730
 Email: ben.guthorn@baltimorecity.gov

01. Property Information.			
Property Address: 1224 W Lanvale Street		Block: 0078	Lot: 005
City: Baltimore	State: MD	Zip Code: 21217	
02. Applicant's Contact Information.			
First Name: Dashawn		Last Name: Daley	
Mailing Address: 1022 W Lanvale Street			
City: Baltimore	State: MD	Zip Code: 21217	
Telephone Number: 6462355104		Email Address: daleyinvest@outlook.com	
03. Agency.			
Is the applicant acting as an agent for another? No <input type="checkbox"/>			
If the applicant is acting as an agent for another, please include the names of all individuals on whose behalf the applicant is acting. If a corporate entity is involved, please include the name of each entity and each respective majority owner. (Use an additional sheet if necessary.)			
Corporate Entity: DaleyInvest LLC			
01	First Name: Dashawn	Last Name: Daley	
Mailing Address: 2864 Lamport Pl			
City: Bronx	State: NY	Zip Code: 10465	
02	First Name:	Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
04. Current Property Owner's Contact Information (if different than applicant).			
First Name:		Last Name:	
Mailing Address:			
City:	State:	Zip Code:	
Telephone Number:		Email Address:	

05. Property Acquisition.

Date the property was acquired by the current owner: DaleyInvest LLC

Deed Reference

Liber/Book: **25847**Folio/Page: **00498****06. All Proposed Zoning Changes for the Property.***Zoning District*Current Zoning District: **R8**Requested Zoning District: **R8***Conditional Use*Existing Use:
1Proposed Conditional Use:
3Please describe all intended uses of the Property:
Residential USE*Please refer to "Permitted and Conditional Use" tables found at the end of Article 32 – Zoning. e.g. Table 9-301, Table 10-301, etc.**Multifamily*

Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units

Proposed Number of Units: **3**Gross Square Footage of Building: *(Not including basement area)* **3000**

Unit 01

Gross Sq./Ft: **1000**No. of Bedrooms: **02**

Unit 02

Gross Sq./Ft: **1000**No. of Bedrooms: **02**Unit **03**Gross Sq./Ft: **750**No. of Bedrooms: **01**Unit **03**

Gross Sq./Ft:

No. of Bedrooms: **-***(Add additional units as needed.)*

ARTICLE 32, § 9-703. CONVERSION STANDARDS.

(a) In general.

All conversions must meet the standards set forth in this section.

(b) Existing dwelling.

(1) The existing dwelling must be:

(i) a structure originally constructed as a single-family dwelling; and

(ii) 1,500 square feet or more in gross floor area.

(2) For purposes of this subsection, gross floor area does not include any basement area.

(c) GFA per dwelling unit.

The converted dwelling must meet the following gross floor area per unit type:

(1) 1-bedroom unit: 750 square feet.

(2) 2-bedroom unit: 1,000 square feet.

(3) 3- or more bedroom unit: 1,250 square feet.

*Please note that one off-street parking space is required per each dwelling unit added.

07. Contract Contingency.Is there a purchase contract contingent on the requested legislative authorization? No

If there is a purchase contract contingent on the requested legislative authorization, please include the names and addresses of all parties to the contract.

*(Add additional parties as needed.)*1ST PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

2ND PARTY

First Name:

Last Name:

Mailing Address:

City:

State:

Zip Code:

The purposes, nature, and effect of the contract are:

08. Affidavit.

I, Dashawn Daley, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

Dashawn Daley of DaleyInvest
Managing Member

Applicant's Signature

3/25/2025

Date



Office of the Zoning Administrator
417 E. Fayette Street, Benton Bldg., Room 147

Ref: 1224 W. Lafayette Avenue

Date: May 23, 2025

This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Use premises for three dwelling units – R-8 Zoning District

Please be advised that the Office of the Zoning Administrator has determined that the authorization requested above (in whole or in part) requires approval by Ordinance of the Mayor and City Council of Baltimore. In the furtherance of said Ordinance approval, the Zoning Administrator has determined that the following variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

- Off-street parking requirements – For three dwelling units, at least two off-street parking spaces are required. There appears to be access from the ten foot alley in the rear of the property. If at least two parking spaces cannot be provided in the rear of the property, a variance will be needed (Subsections 9-703(f), 16-406).

The required lot area for three units is 1,875 square feet. The existing lot area for the subject parcel will meet this requirement.

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully

Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Rashad Henderson, Applicant
Councilmember John Bullock
Department of Planning

Sign Posting Deadline: April 9, 2026.
Certification Deadline: April 26, 2026.

ATTACHMENT A
Required Language for Public Notice

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 25-0103

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0103 on Thursday, April 30, 2026, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 1224 West Lafayette Avenue

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a special effective date.

Applicant: Dashawn Daley

For more information, contact the Committee Staff at (410) 396-1091.
NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY
Chair
