

CITY OF BALTIMORE
ORDINANCE 24 - 397
Council Bill 23-0454

Introduced by: Councilmember Bullock

At the request of: Rashad Henderson o/b/o Nickel Blue Investment Group LLC

Address: 4804 Kingsford Manor Ct., Upper Marlboro, Maryland 20772

Telephone: (646) 299-2941

Introduced and read first time: November 20, 2023

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 a Single-Family Dwelling Unit to
2 Dwelling Units in the R-8 Zoning District -
1022 West Lanvale Street**

FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 2 dwelling units in the R-8 Zoning District on the property known as 1022 West Lanvale Street (Block 0092, Lot 030), as outlined in red on the accompanying plat; and providing for a special effective date.

BY authority of
Article - Zoning
Section(s) 5-201(a) and 9-701(2)
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 into 2 dwelling units in the R-8 Zoning District on the property known as 1022 West Lanvale Street (Block 0092, Lot 030), 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 building complies 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 as evidence of the authenticity of the
2 accompanying plat and in order to give notice to the agencies that administer the City Zoning
3 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
4 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
5 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
6 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
7 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
8 the Zoning Administrator.

9 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
10 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



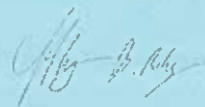
Chief Clerk

Approved this 18 day of October, 2024



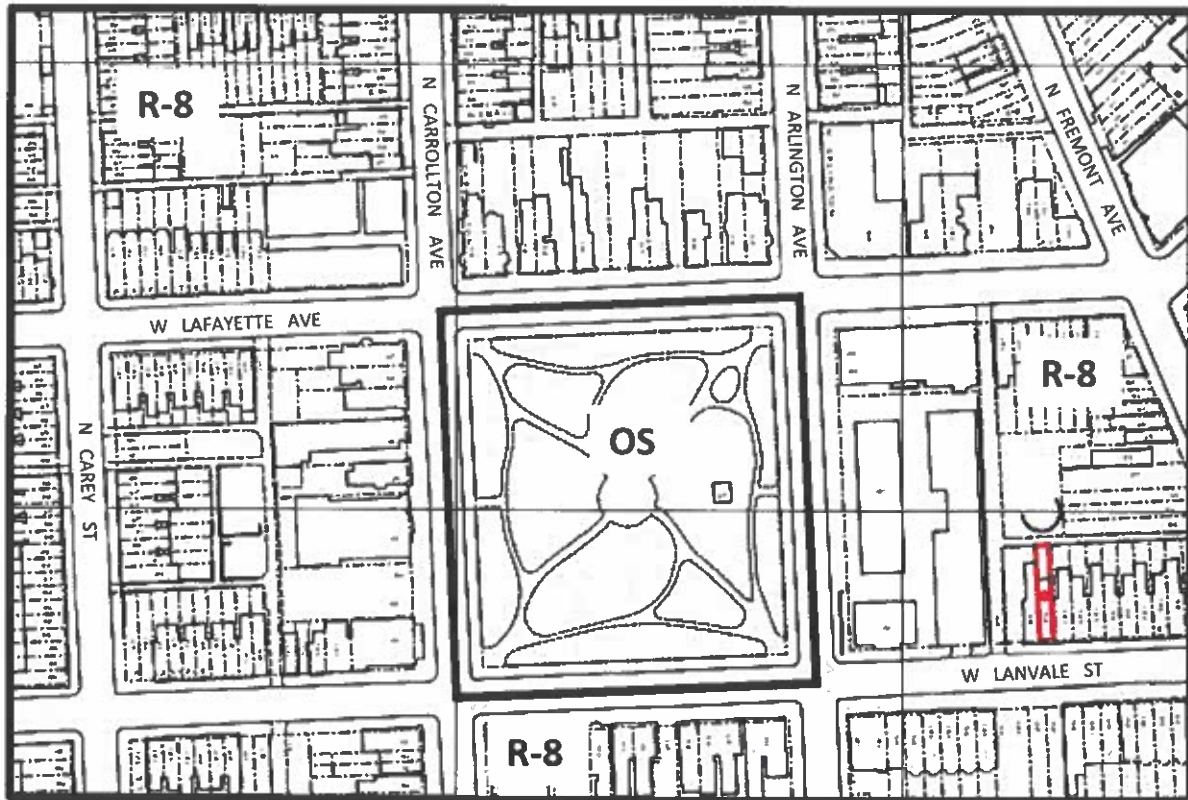
Mayor, Baltimore City

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

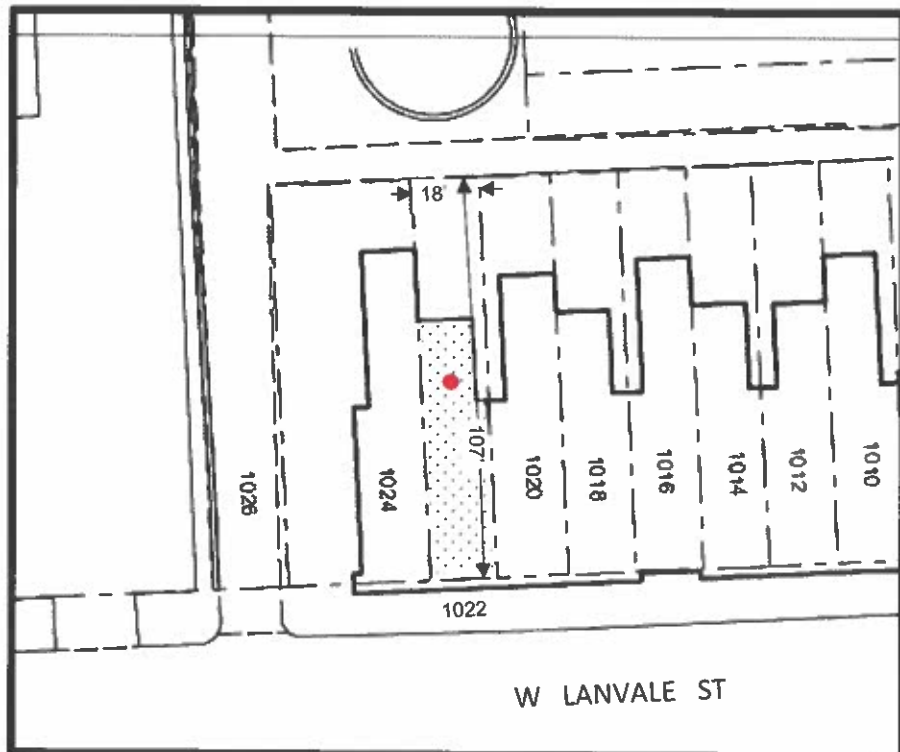


Chief Solicitor

SHEET NO. 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. 1022 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 92 LOT 30

Brandon N. Scott 10-18-24
MAYOR

[Signature] 10-7-24
PRESIDENT CITY COUNCIL