



**BALTIMORE CITY COUNCIL  
ECONOMIC AND COMMUNITY DEVELOPMENT  
COMMITTEE**

*Mission Statement*

*On behalf of the Citizens of Baltimore City*, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities. ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

**The Honorable Sharon Green Middleton**

PUBLIC HEARING

**September 24, 2024**

**2:04 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**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**

# CITY COUNCIL COMMITTEES

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Robert Stokes  
Danielle McCray  
*Staff: Marguerite Currin (443-984-3485)*



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 24-0497**

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

**Sponsor: Council Member Bullock**

**Introduced: February 26, 2024**

**Purpose:** 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.

**Agency Reports**

City Solicitor	Approve for form & Sufficiency
Planning Commission	Favorable
Baltimore City Fire Department	No Objection
Dept of Transportation	No Objection
Dept of Housing & Community Development	Favorable
Board of Municipal and Zoning Appeals	Defer to Planning
Baltimore Development Corporation	No Objection
Parking Authority	Favorable

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## Analysis

### Background

#### *Conditional use*

Article 32 – Zoning, Sections 5-201(a), 5-305(a), 5-308, 9-401 (Table 9-401), 9-701(2), 9-703(c), 9-703(f), 16-203, and 16-602 (Table 16-406).

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

#### *Variances*

5-305(a) and 5-308 of Article 32 provide for the use of variances.

The Board of Municipal and Zoning Appeals or the City Council, as the case may be, must evaluate the request for a variance, based on the evidence presented at a public hearing, in accordance with the standards in § 5-308 {“Approval standards”} of this subtitle.

The standards for approving variances are listed in article 32 –*Zoning* §5-308:

- a. *(a) Required finding of unnecessary hardship or practical difficulty.*

In order to grant a variance, the Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must find that, because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.

- b. *Other required findings.*

The Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City Council, as the case may be, must also find that:

- (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**

If enacted this bill would permit the use of the single family property known as 1005 West Lanvale Street as two dwelling units.

This use has the support of the Harlem Park Neighborhood Council.

The applicant is requesting a variance from the lot area requirements of the zoning code. According to the zoning code a 2 unit conversion would require 1500 square feet of lot space. 1005 West Lanvale Street has 1360 square feet – requiring a 9.3% variance from the zoning code requirements. According to the Planning Department report, this would be appropriate in relation to the conversation table 9-401 from the zoning code.

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**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports, 24-04971<sup>st</sup> reader, Baltimore City Zoning Code,

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Analysis by: Anthony Leva

Direct Inquiries to: 410-396-1091

Analysis Date: September 19, 2024

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**CITY OF BALTIMORE  
COUNCIL BILL 24-0497  
(First Reader)**

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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

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of Single-Family Dwelling Units to**  
3 **2 Dwelling Units in the R-8 Zoning District – Variances –**  
4 **1005 West Lanvale Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
6 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as  
7 1005 West Lanvale Street (Block 0104, Lot 003), as outlined in red on the accompanying  
8 plat; granting variances from off-street parking requirements; and providing for a special  
9 effective date.

10 BY authority of

11 Article - Zoning  
12 Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:  
13 Required Off-Street Parking)  
14 Baltimore City Revised Code  
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
18 the R-8 Zoning District on the property known as 1005 West Lanvale Street (Block 0104,  
19 Lot 003), as outlined in red on the plat accompanying this Ordinance, in accordance with  
20 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the buildings  
21 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.

**Council Bill 24-0497**

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.

# **Economic and Community Development Committee**

**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**

## **Agency Reports**



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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

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August 27, 2024

The Honorable President  
Members of the City Council  
c/o Natawna Austin, Executive Secretary  
409 City Hall  
Baltimore, MD 21202

Re: City Council Bill 24-0497- Conditional Use Conversion of a Single-Family Unit to 2 Dwelling Units in the R-8 Zoning District –Variances- 1005 West Lanvale Street.

The Law Department has reviewed City Council Bill 24-0497 for form and legal sufficiency. The bill permits, 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.

#### Conditional Use Standards

Under the Zoning Article of the City Code, the conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). Further, approval of a conditional use must be based on the following findings:

- (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 this Code. § 5-406(a).

Moreover, the above findings must be guided by 14 “considerations” involving, for example, 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.” Art. 32, § 5-406(b).

#### Variance Standards

The bill also grants variances for off street parking. For two dwelling units, one parking space is required to serve the new dwelling unit and none are to be provided. Thus, a parking variance is required. Planning found support for the variance in the unique layout of the property: “This variance is reasonable, given the size of the property, and the fact that it is landlocked in the rear. The inner portion of the block has been assembled into an inner-block park parcel, and so there is no access possible for parking in the rear yard.” Planning Report, p.2. Planning also found that a practical difficulty would result if the strict letter of the zoning code was required given the shape of the property.

To grant a variance, the City Council must find that, “because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.” Art. 32, § 5-308(a). The City Council must also make seven other 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. Art. 32, § 5-308(b).

### Hearing Requirements

The Land Use and Transportation Committee (the “Committee”) must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence as presented in: (1) the Planning Report and other agency reports; (2) testimony from the Planning Department and other City agency representatives; and (3) testimony from members of the public and interested persons. After weighing the evidence presented and submitted into the record before it, the Committee is required to make findings of fact with respect to the factors and considerations 3 outlined above. If, after its investigation of the facts, the Committee makes findings which support the conditional use and the variance sought, it may adopt these findings and the legal requirements will be met.

Law Department notes further that a bill authorizing a conditional use is classified as a “legislative authorization.” Art. 32, § 5-501. Legislative authorizations require that certain

procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the bill. *See* Art 32, § 5-602. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* Art. 32, §§ 5-504, 5-506, 5-604. Finally, certain limitations on the City Council's ability to amend the bill apply. *See* Art. 32 § 5-507.


Assuming all the procedural requirements are satisfied, the Law Department is prepared to approve the bill for form and legal sufficiency.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Ashlea Brown', enclosed in a thin blue rectangular border.

Ashlea Brown  
Chief Solicitor

cc: Ebony Thompson, City Solicitor  
Stephen Salsbury, Deputy Solicitor  
Nina Themelis, MOGR  
Elena DiPietro, Chief, General Counsel  
Hilary Ruley  
Michele Toth  
Desiree Luckey

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	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		

TO

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

DATE: May 10, 2024

At its regular meeting of May 9, 2024, the Planning Commission considered City Council Bill #24-0497, 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #24-0497, and adopted the following resolution, with eight members being present (eight in favor):

RESOLVED, That the Planning Commission finds, in accordance with §5-406 of the Zoning Code of Baltimore City, that the proposed use provided in this bill:

- would not be detrimental to or endanger the public health, safety, or welfare;
- would not be precluded by any other law, including an applicable Urban Renewal Plan;
- would not be contrary to the public interest; and
- would be in harmony with the purpose and intent of this Code; and
- meets all criteria for approval specified in §5-406(b) of the Zoning Code of Baltimore City, as described in the Departmental staff report; and further

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and finds that because of its particular surroundings and shape of the specific structure, a practical difficulty would result if the strict letter of the applicable Zoning Code requirements were carried out; and therefore recommends that City Council Bill #24-0497 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

May 9, 2024

**REQUEST:** 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.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Nickel Blue Investment Group LLC, c/o Rashad Henderson

**OWNER:** Nickel Blue Investment Group LLC

#### **SITE/GENERAL AREA**

Site Conditions: 1005 West Lanvale Street is located on the south side of the street, approximately 45' west of the intersection with North Fremont Avenue. This property measures approximately 20' by 110' and is currently improved with a vacant three-story attached dwelling. This site is zoned R-8 and is located within the Old West Baltimore National Register Historic District.

General Area: This site is located on the eastern edge of the Harlem Park neighborhood, which is predominantly residential in character with scattered commercial and institutional uses.

#### **HISTORY**

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

#### **ANALYSIS**

Residential Conversions: In the Residence Districts, the conversion of a single-family dwelling to a multi-family dwelling is allowed only in the R-7, R-8, R-9, and R-10 Districts, subject to: (1) the requirements of this subtitle; and (2) in the R-7 and R-8 Districts, conditional-use approval by Ordinance of the Mayor and City Council (§9-701). For this reason, this bill was introduced and referred to the Planning Commission for its recommendation.

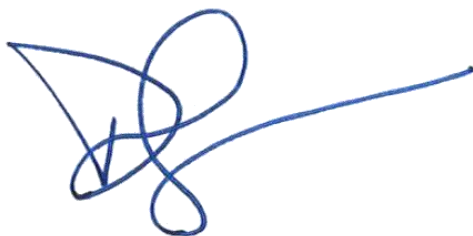
Lot Area Requirement: In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Table 9-401). In this case, for two dwelling units, 1,500 square feet of lot area is required. The lot encloses 2,200 square feet, which meets this requirement.

Off-Street Parking and Variance: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For two dwelling units, one parking spaces is required to serve the new dwelling unit; none are to be provided. In this case, a 100% parking variance is required. This variance is reasonable, given the size of the property, and the fact that it is landlocked in the rear. The inner portion of the block has been assembled into an inner-block park parcel, and so there is no access possible for parking in the rear yard. Front-loaded parking spaces are discouraged by Planning as a matter of best design practice principles.

Conversion standards: 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, not including any basement area (§9-703.b.). The existing structure contains over 2,500 square feet in gross floor area, which meets this requirement. The converted dwelling must also 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 (§9-703.c.). Both of the proposed three-bedroom dwelling units would contain approximately 1,680 square feet in gross floor area, which also meets this requirement.

Equity: Staff believes that this conversion is reasonable, that the proposed units will be of a reasonable size, and that approval of this bill will allow for reasonable use of the relatively large existing building, allowing for its renovation and return to productive use. A letter of support from the Harlem Park Neighborhood Council has been received. This action will not have any significant impact on staff time or resources.

Notification: The Harlem Park Neighborhood Council and the Lafayette Square Association have been notified of this action.



**Chris Ryer**  
**Director**

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CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

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February 29, 2024

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**Re: CC 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**

Ladies and Gentlemen:

City Council Bill No. 24-0497 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 24-0497 is to permit, subject to certain conditions, the conversion 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); to grant variances from off-street parking requirements; and to provide for a special effective date. BMZA is deferring its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,


A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt  
Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference





F R O M	NAME & TITLE	Corren Johnson, Director	CITY of <b>BALTIMORE</b>  M E M O	
	AGENCY NAME & ADDRESS	Dept. of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 24-0497		

DATE: 3/27/2024

TO: Mayor Brandon Scott  
TO: Economic and Community Development Committee  
FROM: Department of Transportation  
POSITION: **No Objection**  
SUBJECT: Council Bill 24-0497

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

**PURPOSE** – 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.

**COMMENTS** – Council Bill 24-0497 seeks authorization allowing for the single-family property located at 1005 West Lanvale Street to accommodate two dwellings. This legislation would incentivize redevelopment of the property while having a negligible impact on parking or traffic.

**DOT POSTION** – The Department of Transportation foresees no direct impact as a result of the legislation. Therefore, the Department has **no objection** to the advancement of Council Bill 24-0497.

Please do not hesitate to contact Liam Davis at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or at 410-545-3207 if you have any questions or concerns.

Sincerely,

Corren Johnson,  
Director



## MEMORANDUM

**DATE:** March 18, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** No Objection  
**SUBJECT:** Council Bill 24-0497

A handwritten signature in black ink, appearing to read "Colin Tarbert", written over the "FROM" line of the memorandum.

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0497 introduced by Councilmember John T. Bullock.

### PURPOSE

This bill provides a zoning variance allowing two dwelling units into a house built as a single-family dwelling (located at 1005 West Lanvale Street - Block 0104, Lot 003), and it provides a zoning variance for the off-street parking requirement, normally in effect.

### BRIEF HISTORY

Rashad Henderson, Resident Agent and Managing Member of Nickel Blue Investment Group LLC requested this zoning variance to allow Nickel Blue to convert a single-family home into a multi-family home with two dwelling units. According to State of Maryland property records, Nickel Blue purchased the property from Baltimore City on October 17, 2023. Harlem Park Neighborhood Council, Inc. provided a letter of support for this variance request.

### FISCAL IMPACT [to BDC]



None.

### AGENCY POSITION

The Baltimore Development Corporation respectfully takes **no objection** to City Council Bill 24-0497. 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

[MJF]

<b>F R O M</b>	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	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		

TO: The Honorable Nick J. Mosby, President  
And All Members of the Baltimore City Council  
City Hall, Room 408

DATE: March 22, 2024


The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0497. The location must comply with all applicable codes, ordinances, and laws and shall be required to obtain all required approvals. The location shall comply with the Building, Fire, and Related Codes of Baltimore City 2020 Edition (As enacted by Ord. 15-547, and last amended by Ord. 18-1830) and applicable Maryland laws.

The above does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification/suppression systems, and automatic sprinkler installation. The location may be subject to an annual fire inspection and/or permits from the Office of the Fire Marshal.

JW/kw



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Housing Commissioner 
<b>DATE</b>	September 24, 2024
<b>SUBJECT</b>	<b>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</b>

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.



## MEMORANDUM

**To:** Nick J. Mosby, President, Baltimore City Council

**From:** Peter Little, Executive Director

**Date:** April 17, 2024

**Subject:** City Council Bill 24-0497

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I am herein reporting on City Council Bill 24-0497 introduced by Councilmember Bullock at the request of Nickel Blue Investment Group LLC.

The purpose of this bill is to permit, 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 1005 West Lanvale Street (Block 0104, Lot 003).

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located within any PABC-administered parking programs. PABC staff conducted a site visit in March 2024. Currently no off-street parking is provided. The lot does not appear to be directly accessible by vehicle from a public right-of-way, so it cannot accommodate off-street parking. According to the Zoning Administrator Memo dated February 8, 2024, this bill requires an off-street parking variance for the one new dwelling unit to be added. There is sufficient on-street parking to accommodate demand.

Passage of this bill would have no fiscal impact on PABC programs.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0497.

# **Economic and Community Development Committee**

**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**

## **Additional Materials**



**ZONING ORDINANCE REQUEST**

**STATEMENT OF INTENT**

**FOR**

**1005 W Lanvale Block 0104 Lot 003**

*{Property Address; Block \_\_\_\_, Lot \_\_\_\_}*

**1. Applicant's Contact Information:**

Name: Rashad Henderson

Mailing Address: 4804 Kingsford Manor Ct Upper Marlboro, MD 20772

Telephone Number: 646-299-2941

Email Address: Rashad@nickelblue.com

**2. All Proposed Zoning Changes for the Property:**

Convert a Single Unit to a 2 Family Multi Unit

**3. All Intended Uses of the Property:**

2 Family Multi Unit dwelling for residential use

**4. Current Owner's Contact Information:**

Name: Nickel Blue Investment Group LLC

Mailing Address: 3202 Saint Marys View Rd, Accokeek, MD 20607

Telephone Number: 646-299-2941

Email Address: Rashad@nickelblue.com

**5. Property Acquisition:**

The property was acquired by the current owner on 09/18/2023 by deed recorded in the  
Land Records of Baltimore City in Liber 26331 Folio 15 .

**6. Contract Contingency:**

(a) There is  is not  a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows *{use additional sheet if necessary}*:

n/a

(ii) The purpose, nature, and effect of the contract are:

n/a

**7. Agency:**

(a) The applicant is  is not  acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

Nickel Blue Investment Group LLC  
Rashad Henderson Managing Member

**AFFIDAVIT**

I, Rashad Henderson, 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.

Rashad Henderson

Applicant's signature

01/29/2024

Date



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

Ref: 1005 West Lanvale Street

Date: February 8, 2024

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:

Convert existing premises into two 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.

- Subsections 9-401(f), (Table 16-401): Off-street parking. For two dwelling units, at least one off-street parking space is required. None is provided.

A minimum lot area of 1,500 square feet is required for two dwelling unit. The lot area of this property is approximately 2,200 square feet, in compliance with said requirement.

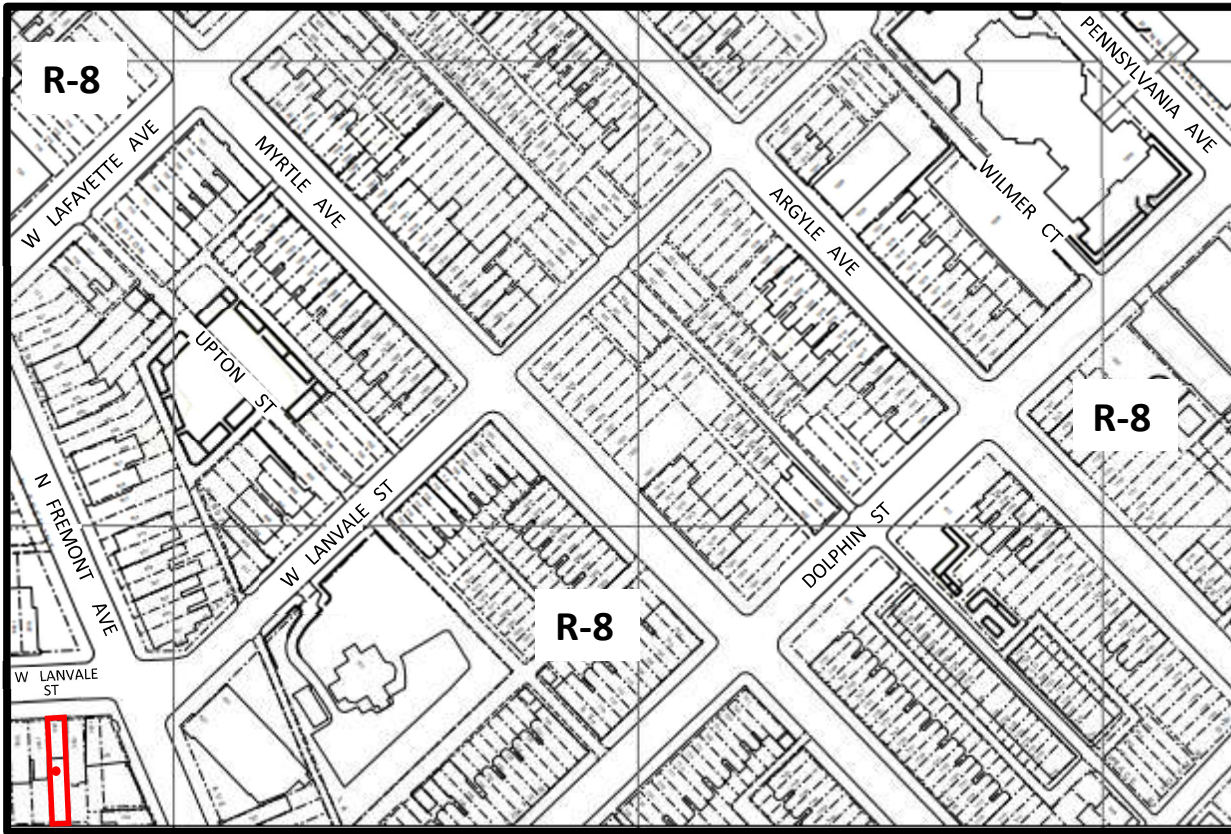
This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

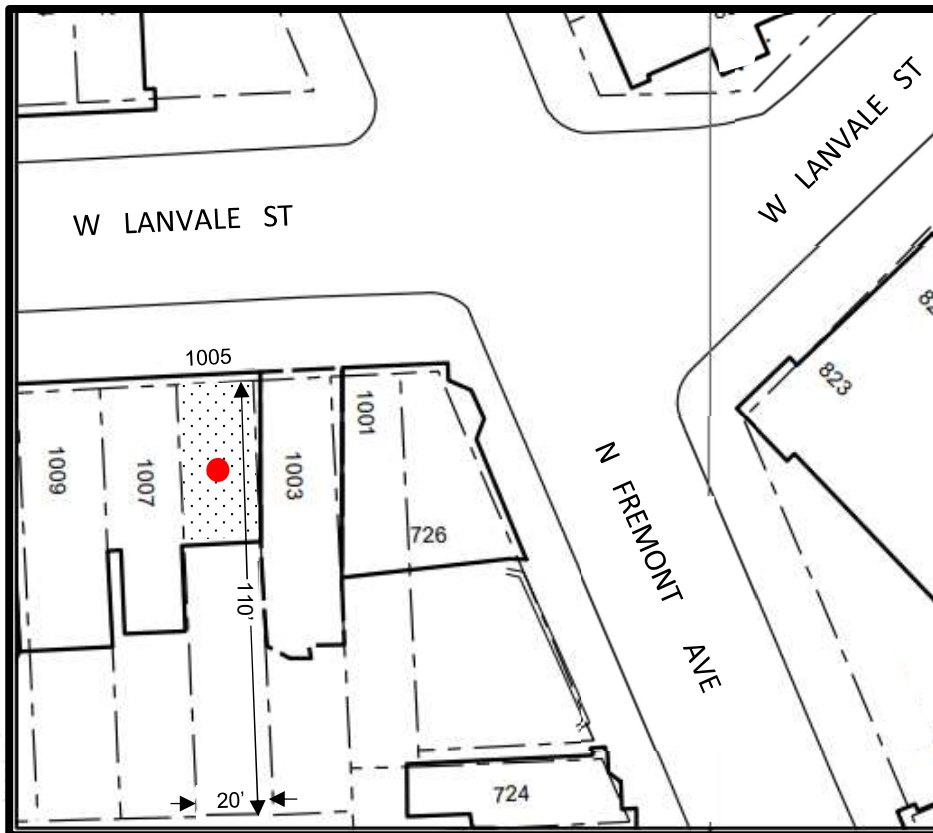
Geoffrey M. Veale  
Zoning Administrator

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

**SHEET NO. 45 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. 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

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL

# ***Harlem Park Neighborhood Council, Inc.***

***P.O Box 4347 Baltimore, Maryland 21223  
410-523-0401***

**01/29/2024**

**Dwayne T. London, Jr.  
Legislative Director  
Office of Councilman John Bullock, 9<sup>th</sup> District  
Office: 410-396-4815  
Email: Dwayne.London@baltimorecity.gov**

**RE: 1005 W. Lanvale Street (Block 0104, Lot 003)  
Baltimore, MD 21217  
Conditional Use Conversion**

**Dear Mr. London**

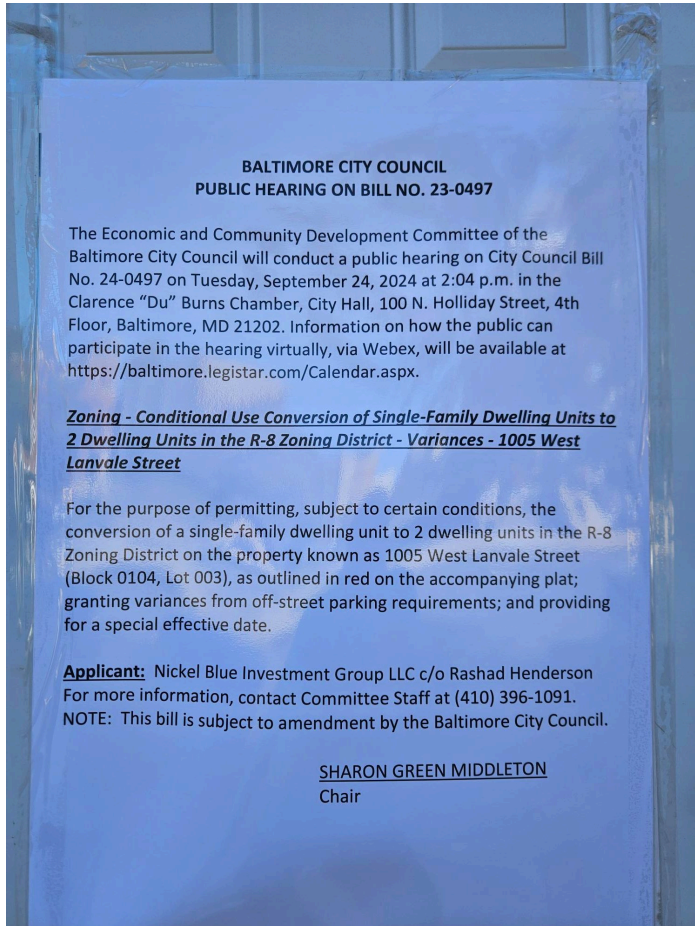
**The Harlem Park Neighborhood Council, Inc. (HPNC) is in support of the request for a Conditional Use Conversion for 1005 W. Lanvale Street. The Conditional Use Conversion is for a Single-Family Dwelling Unit to be converted to 2 Dwelling Units**

**Sincerely,  
Rev. George Nicholson,  
President- HPNC**

**cc: Councilman John Bullock – 9<sup>th</sup> Baltimore City Council District  
Del. Melissa Wells- 40<sup>th</sup> Legislative District  
Del. Frank Conaway, Jr. 40<sup>th</sup> Legislative District  
Del. Marlon Amprey- 40<sup>th</sup> Legislative District  
Del. Roxanne Prettyman 44-A Legislative District  
Senator- Antonio Hayes- 40<sup>th</sup> District Baltimore City  
Ms. Arlene Fisher- Lafayette Square Community Association  
Mr. Chad Hayes- Director of Community Planning and Revitalization  
Mr. Howard Tutman, III- DHCD- Department of Development  
HPNC File  
Rashad Henderson-Nickel Blue Investment Group LLC**

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: 24-0497**

*Today's Date: 9/4/2024*



**Address: 1005 W Lanvale Street Baltimore, Md 21217**

**Date Posted: 9/2/2024**

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**Name: Rashad Henderson of Nickel Blue Investment Group LLC**

**Address: 4804 Kingsford Manor Ct, Upper Marlboro, Md 20772**

**Telephone 6462992941**

**Applicant or Representative Signature:**

**Rashad Henderson**

Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)