

**For Internal Use Only**



**BALTIMORE CITY COUNCIL  
WAYS AND MEANS  
COMMITTEE**

*Mission Statement*

*The Committee on Ways and Means (WM)* is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello  
Chairman**

**PUBLIC HEARING**

**Tuesday, October 1, 2024  
10:08 AM**

**COUNCIL CHAMBERS**

**Council Bill #24-0549**

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2  
Dwelling Units in the R-8 Zoning District - Variances 1002 West Lanvale  
Street**

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*Staff: Niya N. Garrett (410-396-1268)*

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Sharon Green Middleton, Vice Chair  
Isaac “Yitzy” Schleifer  
Robert Stokes  
Danielle McCray  
*Staff: Marguerite Currin (443-984-3485)*



## BILL SYNOPSIS

**Committee:** Ways and Means

**Bill 24-0549**

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***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1002 West Lanvale Street***

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**Sponsor:** Councilmember Bullock at the request of Camille Desoyers

**Introduced:** June 10, 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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

**Effective:** On the date it is enacted.

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## Agency Reports

|   |                         |
|---|-------------------------|
| Law Department                                | Favorable with comments |
| Department of Housing & Community Development | Favorable               |
| Planning Commission                           | Favorable               |
| Baltimore Development Corporation             | Favorable               |
| Department of Transportation                  | No Objection            |
| Fire Department                               | No Objection            |
| Board of Municipal & Zoning Appeals           | Defers to Planning      |
| Parking Authority of Baltimore City           | Favorable               |

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## Analysis

### Current Law

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

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.

### Background

If enacted this bill would permit the property 1002 West Lanvale Street to be converted from a single-family dwelling unit to two (2) dwelling units.

The property is owned by VRJ Business Solutions LLC, located in the 9<sup>th</sup> Council District in the Harlem Park neighborhood of Baltimore City. *See Certificate of Posting included in this writing for picture of said property.*

For two (2) dwelling units, at least one (1) off-street parking space is required; **none are provided**. A minimum lot area of 1,500 square feet is required. The subject property meets the minimum lot area required for two (2) dwelling units.<sup>1</sup>

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### Additional Information

**Fiscal Note:** None

**Information Source(s):** City Code, Bill 24-0549 and all agency reports and correspondence received as of this writing.

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Analysis by: Niya N. Garrett      Direct Inquiries to: (410) 396-1268  
Analysis Date: October 3, 2024

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<sup>1</sup> Memorandum dated April 26, 2024 from the Office of the Zoning Administrator, DHCD



1004 W Lanvale St

Baltimore, Maryland



Google Street View

Jun 2019

[See more dates](#)



**CITY OF BALTIMORE**  
**COUNCIL BILL 24-0549**  
**(First Reader)**

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Introduced by: Councilmember Bullock

At the request of: Camille Desoyers

Address: PO Box 96, Telford, Pennsylvania 18969

Telephone: (484) 250-9956

Introduced and read first time: June 10, 2024

Assigned to: Ways and Means Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2           **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to**  
3           **2 Dwelling Units in the R-8 Zoning District – Variances**  
4           **1002 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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying  
8 plat; and granting variances from off-street parking requirements; and providing for a special  
9 effective date.

10 BY authority of

11       Article - Zoning

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

13       Baltimore City Revised Code

14       (Edition 2000)

15       **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
16 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
17 the R-8 Zoning District on the property known as 1002 West Lanvale Street (Block 0092,  
18 Lot 040), as outlined in red on the plat accompanying this Ordinance, in accordance with  
19 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building  
20 complies with all applicable federal, state, and local licensing and certification requirements.

21       **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by  
22 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
23 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for  
24 off-street parking.

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

## **Council Bill 24-0549**

1       **SECTION 3. 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 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
10 enacted.

# **Council Bill 24-0549**

## **Agency Reports**

**SEE ATTACHED**

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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 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 24-0549- Conditional Use Conversion of a Single-Family Unit to 2 Dwelling Units in the R-8 Zoning District –Variances- 1002 West Lanvale Street

The Law Department has reviewed City Council Bill 24-0549 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 1002 West Lanvale Street (Block 0092, Lot 040) , 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).

Planning staff notes that the community would benefit from the redevelopment of this damaged structure. Other factors described above should be considered at the hearing.

### 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 staff notes that an additional space may be provided, but if this does not occur, facts are needed to support the variance for off-street parking as described below.**

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 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', is positioned above the printed name.

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



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>    | July 23 <sup>rd</sup> , 2024  |
| <b>SUBJECT</b> | <b>24-0549 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances 1002 West Lanvale Street</b> |

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

7/23/24

**Position: Favorable**

### Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0549 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances 1002 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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0549 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 1002 West Lanvale Street. If approved, this Bill will go into effect the day of its enactment.

### DHCD Analysis

In its Staff Report of July 11, 2024, the Planning Commission found that the conversion of a single-family dwelling unit into 2 dwelling units within the R-8 Zoning District that while a variance for parking is included in the Bill as drafted, the applicant is intending to provide one parking space in the rear yard, thereby removing the need for a parking variance. The Staff Report also found that the public interest would be served through the renovation of a vacant home, and its return to public use.



The referenced property does not fall within any of DHCD's Impact Investment Areas or Streamlined Code Enforcement Areas but does fall within a Community Development Zone. 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 24-0549.

|      |                       |  |   |  |
|------|-----------------------|--|---|--|
| FROM | NAME & TITLE          | CHRIS RYER, DIRECTOR <i>Chris Ryer</i>   | CITY of<br>BALTIMORE<br><br><b>MEMO</b> |  |
|      | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING<br>8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET   |   |  |
|      | SUBJECT               | CITY COUNCIL BILL #24-0549 / ZONING - CONDITIONAL USE<br>CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2<br>DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES 1002<br>WEST LANVALE STREET |   |  |

TO

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

DATE:

August 2, 2024

At its regular meeting of August 1, 2024, the Planning Commission considered City Council Bill #24-0549, 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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and 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 #24-0549 and adopted the following resolutions, with nine members being present (nine in favor):

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 #24-0549 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

**July 11, 2024**

**REQUEST:** City Council Bill #24-0549/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances 1002 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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Camille Desoyers

**OWNER:** VRJ Business Solutions, LLC

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

Site Conditions: 1002 West Lanvale Street is located on the northwest corner of the intersection with North Fremont Avenue. This irregularly-shaped property contains approximately 4,400 sqft of land and is currently improved with a vacant three-story end-of-row rowhome measuring approximately 18' by 52', with a 14' by 24' rear three-story extension. This site is zoned R-8 and is located within the Harlem Park Urban Renewal Plan area.

General Area: This property is located in the eastern edge of the Harlem Park Neighborhood, which is predominantly residential in character, where the majority of the housing stock are rowhomes. There are occasional institutional and commercial uses scattered through the neighborhood. Lafayette Square Park is located one block to the west, and the Harlem Park Elementary School is located three blocks to the west.

#### **HISTORY**

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

#### **ANALYSIS**

Permitted Use: In this Residential zoning district, multi-family homes are listed as a permitted use, and so are generally allowed (Table 8-301). In this case, the property was last authorized for use as a single-family home, which is a permitted use in this R-8 District.

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 about 4,400 square feet, which meets this requirement.

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).

Conditional Use Approval Standards: *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. (§5-406 (b))

Staff believes that there will not be any detrimental impact to the surrounding community as a result of this request, in fact a possible danger will be removed as a vacant and damaged structure will be renovated and returned to productive use. We are not aware of any other law or plan that would preclude this application. The public interest is served by encouraging the redevelopment of a vacant structure. Lastly, this proposal meets all of the requirements of the zoning regulations for this district once an off-street parking space is provided. For these reasons, staff believes that the conditional use should be approved.

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 a little over 3,900 square feet in gross floor area, which exceeds this requirement.

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 (§9-703.c.). The proposed four bedroom dwelling unit in the basement and on the first floor will have approximately 2,070 square feet in gross floor area. The proposed three-bedroom dwelling unit on the second and thirds floors will have approximately 1,845 square feet in gross floor area. Each unit provides more than the required floor space needed.

Off-Street Parking: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For two dwelling units, one addition parking space is required. While a variance for parking is included in the bill as drafted, we understand that the applicant is intending to provide one parking space in the rear yard, which would remove the need for the parking variance.

Equity:

There will be no discernible negative impacts to the surrounding community from this project. Renovation of this home, returning it to productive use, support the tax base, increase the population of the neighborhood, and remove negative impacts that result from long-abandoned properties. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.


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



**Chris Ryer**  
**Director**



## MEMORANDUM

**DATE:** July 15<sup>th</sup> 2024  
**TO:** Ways & Means Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** Favorable  
**SUBJECT:** Council Bill #24-0549 - Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances 1002 West Lanvale Street

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill #24-0549 introduced by Councilmember Bullock.

### **PURPOSE**

The purpose of this bill is to allow a conditional use variance for the conversion of a single-family property to a 2-unit property at the location known as 1002 West Lanvale Street (Block 0092, Lot 040).

### **BRIEF HISTORY**

The property located at 1002 West Lanvale Street is a three-story single-family home which is currently vacant. This variance will allow for redevelopment and conversion into 2 apartment units and is consistent with other revitalization efforts in the broader Harlem Park neighborhood.

### **FISCAL IMPACT**

None.

### **AGENCY POSITION**

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill #24-0549. 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  
Ty'lor Schnella, Mayor's Office of Government Relations

[TW]



BRANDON M. SCOTT  
MAYOR  
*100 Holliday Street, Room 250  
Baltimore, Maryland 21202*

|                |   |
|----------------|---|
| <b>TO</b>      | The Honorable President and Members of the Baltimore City Council   |
| <b>FROM</b>    | Corren Johnson, Director – Department of Transportation   |
| <b>DATE</b>    | July 2, 2024  |
| <b>SUBJECT</b> | 24-0549 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District -<br>Variances 1002 West Lanvale Street |

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## **Position: No Objection**

### **Introduction**

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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.



### **DOT Analysis**

Council Bill 24-0549 would allow for the single-family property at 1002 West Lanvale Street to house two dwelling units. The property is located within walking distance of the CityLink Pink bus route, one of the high-frequency transit lines serving the City. The surrounding area experiences a relatively high vacancy rate. Supporting efforts to redevelop properties in this other such areas may contribute to the long-term revitalization of neglected City neighborhoods. The Department will work with the property owner to address concerns as needed.

### **Conclusion**

The Department projects no fiscal or operational impact and has no objection to the advancement of Council Bill 24-0549.



|             |                       |  |   |   |
|-------------|-----------------------|--|---|---|
| <b>FROM</b> | Name & Title          | James W. Wallace, Fire Chief   | CITY OF<br>BALTIMORE<br><br><b>MEMO</b> |  |
|             | Agency Name & Address | Baltimore City Fire Department<br>401 E. Fayette Street, Mezzanine   |   |   |
|             | Subject               | City Council Bill #24-0549 - Zoning - Conditional Use<br>Conversion of a Single-Family Dwelling Unit to 2<br>Dwelling Units in the R-8 Zoning District – Variances<br>– 1002 West Lanvale Street |   |   |

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

DATE: June 28, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0549. 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 2021 Edition (As enacted by Ord. 24-341 on May 22, 2024) 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



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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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June 17, 2024

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

**Re: CC Bill #24-0549- Zoning- Conditional Use Conversion of a Single-Family Dwelling  
Unit to 2 Dwelling Units in the R-8 Zoning District- Variances  
1002 West Lanvale Street**

Ladies and Gentlemen:

City Council Bill No. 24-0549 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. 24-0549 is to permit 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 1002 West Lanvale Street (Block 0092, Lot 040); to grant variances from off-street parking requirements; providing 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, appearing to read "Rebecca R Witt".

Rebecca Lundberg Witt  
Executive Director

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





BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

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

Ref: 1002 W. Lanvale Street

Date: April 26, 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 9-703(f), (Table 16-401): Off-street parking. For two dwelling units, at least one off-street parking space is required. None are provided.

For two dwelling units, a minimum lot area of 1,500 square feet is required. The subject property meets the minimum lot area required for two dwelling units.

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  
Cami Desnoyers, Applicant  
Councilmember John T. Bullock  
Department of Planning



## MEMORANDUM

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

**From:** Peter Little, Executive Director

**Date:** July 22, 2024

**Subject:** City Council Bill 24-0549

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I am herein reporting on City Council Bill 24-0549 introduced by Councilmember Bullock at the request of Camille Desoyers.

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 1002 West Lanvale Street (Block 0092, Lot 040), and to grant variances from off-street parking requirements.

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 July 2024. Currently no off-street parking is provided. The rear of the lot does not appear to be accessible by vehicle from a public right-of-way. According to the Zoning Administrator Memo dated April 26, 2024, this bill requires an off-street parking variance for the 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 24-0549.

# **Council Bill 24-0549**

## **Additional Materials**

**SEE ATTACHED**

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No. 24-0549**

*Today's Date: [September 12, 2024]*



**Address:** 1002 W Lanvale St. Baltimore, MD 21217

**Date Posted:** September 12, 2024

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**Name:** VRJ Business Solutions, owner Camille Desnoyers

**Address:** PO Box 96, Telford, PA 18969

**Telephone:** 484-250-9956

**Signature:** *Camille Desnoyers*

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

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

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

***P.O Box 4347***

***Baltimore, Maryland 21223***

***410-523-0401***

**02/28/2024**

**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: 1002 W. Lanvale Street (Block 0092, Lot 040)**

**Baltimore, MD 21217**

**Conditional Use Conversion for 4 Dwelling Units**

**Dear Mr. London**

**The Harlem Park Neighborhood Council, Inc. (HPNC) are issuing a conditional letter of support in support of the request for a Conditional Use Conversion for 1002 W. Lanvale Street. The Conditional Use Conversion is for a Single-Family Dwelling Unit to be converted to 4 dwelling units. We, the Harlem Park Neighborhood Council, Inc., understand that one of the dwelling units will be a basement apartment that will have an egress window in the back to enable safe escape in case of a fire. The owner of the property, VJR Business Solutions, LLC, understands that the conditions of this letter are that the support is being given if there is proven funding for the complete renovation of this property and that the proper fire escape precautions will be installed into the dwelling to ensure safe escape in case of an emergency.**

**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**

**VJR Business Solutions, LLC**

***A Progressive Community***

***Bounded by Lafayette Ave., Monroe St., Franklin St., Fremont Ave.***