

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: 812 N Carey Street	Block: 0089	Lot: 057
City: Baltimore	State: MD	Zip Code: 21217

02. Applicant's Contact Information.

First Name: Rashad	Last Name: Henderson	
Mailing Address: 4804 Kingsford Manor Ct		
City: Upper Marlboro	State: MD	Zip Code: 20772
Telephone Number: 6462992941	Email Address: rashad@nickelblue.com	

03. Agency.

Is the applicant acting as an agent for another? Yes

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: Nickel Blue Investment Group LLC		
01	First Name: Rashad	Last Name: Henderson
Mailing Address: 813 Qatar Street		
City: Fort Washington	State: MD	Zip Code: 20744
02	First Name:	Last Name:
Mailing Address:		
City:	State:	Zip Code:

04. Current Property Owner's Contact Information (if different than applicant).

First Name: Angelia	Last Name: Johnson	
Mailing Address: 10504 MCGUIRE WAY		
City: clinton	State: md	Zip Code: 20735
Telephone Number: 301-367-9229	Email Address: blessedjohnsons6@aol.com	

05. Property Acquisition.			
Date the property was acquired by the current owner: 6/01/2025			
Deed Reference	Liber/Book: 28082	Folio/Page: 00185	
06. All Proposed Zoning Changes for the Property.			
Zoning District	Current Zoning District: r8	Requested Zoning District: r8	
Conditional Use	Existing Use: Single Family	Proposed Conditional Use: 2 unit	
	Please describe all intended uses of the Property: 2 unit residential property		
<i>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.</i>			
Multifamily	Conversion of a Single-Family Dwelling Unit to Multiple Dwelling Units		
	Proposed Number of Units: 2		
	Gross Square Footage of Building: <i>(Not including basement area)</i> 2400		
	Unit 01	Gross Sq./Ft: 1000	No. of Bedrooms: 02 <input type="text"/>
	Unit 02	Gross Sq./Ft: 1400	No. of Bedrooms: 03 <input type="text"/>
	Unit	Gross Sq./Ft:	No. of Bedrooms: -
	Unit	Gross Sq./Ft:	No. of Bedrooms: -
	<i>(Add additional units as needed.)</i>		
<p>ARTICLE 32, § 9-703. CONVERSION STANDARDS.</p> <p>(a) In general. All conversions must meet the standards set forth in this section.</p> <p>(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.</p> <p>(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.</p> <p>*Please note that one off-street parking space is required per each dwelling unit added.</p>			

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.)

1 ST PARTY	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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2 ND PARTY	First Name:	Last Name:
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Mailing Address:

City:	State:	Zip Code:
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The purposes, nature, and effect of the contract are:

08. 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.

<i>Rashad N Henderson</i>
Applicant's Signature
12/18/2025
Date