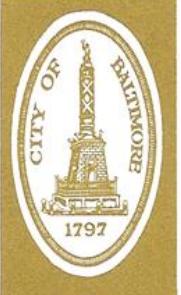


FROM	<p>NAME & TITLE Eric W. Tiso, Director of Development Oversight and Project Support</p>	<p>CITY of BALTIMORE</p>	
AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
SUBJECT	City Council Bill #25-0103 / Zoning – Conditional Use Conversion of a Single-Family Dwelling 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 Burnszyński, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services



PLANNING COMMISSION

Brandon M. Scott
Mayor

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 with 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.

RECOMMANDATION: 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