



# **BALTIMORE CITY COUNCIL**

## **Select a Committee**

### **Mission Statement**

**The Honorable Select a Councilmember**

**CHAIR**

**PUBLIC HEARING**

**6/10/2026**

**1:00pm**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

*XX Number XX*

*XX Title XX*

# City Council Committees

## **BUDGET AND APPROPRIATIONS**

Danielle McCray - Chair  
Isaac “Yitzy” Schleifer – Vice Chair  
Sharon Green Middleton  
Paris Gray  
Antonio Glover

*Staff: Paroma Nandi  
(Paroma.Nandi@baltimorecity.gov)*

## **PUBLIC SAFETY**

Mark Conway - Chair  
Zac Blanchard – Vice Chair  
Danielle McCray  
Isaac “Yitzy” Schleifer  
Paris Gray  
Phylicia Porter  
Antonio Glover

*Staff: Anthony Leva  
(Anthony.Leva@baltimorecity.gov)*

## **HOUSING AND ECONOMIC DEVELOPMENT**

James Torrence – Chair  
Odette Ramos – Vice Chair  
Zac Blanchard  
Jermaine Jones  
Antonio Glover

*Staff: Julianne Jemmott  
(Juliane.Jemmott@baltimorecity.gov)*

## **PUBLIC HEALTH AND ENVIRONMENT**

Phylicia Porter - Chair  
Mark Conway - Vice Chair  
Mark Parker  
Ryan Dorsey  
James Torrence  
John Bullock  
Odette Ramos

*Staff: Marguerite Currin  
(Marguertie.Currin@baltimorecity.gov)*

## **LEGISLATIVE INVESTIGATIONS**

Isaac “Yitzy” Schleifer - Chair  
Antonio Glover – Vice Chair  
Ryan Dorsey  
Sharon Green Middleton  
Paris Gray

*Staff: Ethan Navarre  
(Ethan.Navarre@baltimorecity.gov)*

## **LAND USE AND TRANSPORTATION**

Ryan Dorsey – Chair  
Sharon Green Middleton – Vice Chair  
Mark Parker  
Paris Gray  
John Bullock  
Phylicia Porter  
Zac Blanchard

*Staff: Anthony Leva  
(Anthony.Leva@baltimorecity.gov)*

## **LABOR AND WORKFORCE**

Jermaine Jones – Chair  
James Torrence – Vice Chair  
Danielle McCray  
Ryan Dorsey  
Phylicia Porter

*Staff: Paroma Nandi  
(Paroma.Nandi@baltimorecity.gov)*

## **EDUCATION, YOUTH AND OLDER ADULT**

John Bullock – Chair  
Mark Parker – Vice Chair  
Sharon Green Middleton  
James Torrence  
Zac Blanchard  
Jermaine Jones  
Odette Ramos

*Staff: Julianne Jemmott  
(Juliane.Jemmott@baltimorecity.gov)*

## **CHARTER REVIEW SPECIAL COMMITTEE**

Ryan Dorsey - Chair  
John Bullock - Vice Chair  
Zac Blanchard  
Jermaine Jones  
Odette Ramos

*Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)*

**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey  
CHAIR****Bill Hearing***26-0176**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8  
Zoning District – Variance – 812 N Carey Street*

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Sponsor: Council Member John Bullock District 9

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 812 N Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

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***REPORTING AGENCIES***

| <b>Agency</b>                                                                                        | <b>Report</b>                                                                   |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• <b>Law Department</b></li></ul>                              | <ul style="list-style-type: none"><li>• </li></ul>                              |
| <ul style="list-style-type: none"><li>• <b>Board of Municipal &amp; Zoning Appeals</b></li></ul>     | <ul style="list-style-type: none"><li>• <b>No Objection</b></li></ul>           |
| <ul style="list-style-type: none"><li>• <b>Dept of Transportation</b></li></ul>                      | <ul style="list-style-type: none"><li>• <b>Without Recommendation</b></li></ul> |
| <ul style="list-style-type: none"><li>• <b>Planning Commission</b></li></ul>                         | <ul style="list-style-type: none"><li>• <b>Approve</b></li></ul>                |
| <ul style="list-style-type: none"><li>• <b>Dept of Housing &amp; Community Development</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Favorable</b></li></ul>              |
| <ul style="list-style-type: none"><li>• <b>Baltimore City Fire Department</b></li></ul>              | <ul style="list-style-type: none"><li>• <b>No Position</b></li></ul>            |

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***BACKGROUND***

This bill if enacted would allow authorize a conditional use for the conversion of the property known as 812 N Carey St from a single family dwelling unit to a 2 unit multifamily dwelling. The property is in the Harlem Park neighborhood and is zoned R-8. The property is a 2 story rowhome midblock on the street with 2400 sq feet of space.

The developer proposes to build two units the 1<sup>st</sup> 1000 Sq feet with 2 bedrooms and the 2<sup>nd</sup> 1400 sq feet with 3 bedrooms. The Zoning Admin letter notes that an off street parking space or variance would be required however that requirement was phased out by recent legislation passed by the Council.

#### City Law

According to Article 32 of the City Code the Council has the following standards to approve:

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a) Evaluation criteria.

- (1) 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:
  - i. the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
  - ii. the resulting traffic patterns and adequacy of proposed off-street parking and loading;
  - iii. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
  - iv. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
  - v. accessibility of the premises for emergency vehicles;
  - vi. accessibility of light and air to the premises and to the property in the vicinity;
  - vii. the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
  - viii. the preservation of cultural and historic landmarks and structures;
  - ix. the character of the neighborhood;
  - x. the provisions of the City's Comprehensive Master Plan;
  - xi. the provisions of any applicable Urban Renewal Plan;
  - xii. all applicable standards and requirements of this Code;
  - xiii. the intent and purpose of this Code; and
  - xiv. any other matters considered to be in the interest of the general welfare.

b) Limited criteria for denying.

- (1) 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:
  - i. 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;
  - ii. the use or sign would not be precluded by any other law, including an applicable Urban Renewal Plan;
  - iii. the authorization would not be contrary to the public interest; and
  - iv. the authorization would be in harmony with the purpose and intent of this Code.

In its report the Department of Planning has found that the standard has been met for a conditional use and has submitted a finding of facts to support that position.

### ***FISCAL NOTE***

No agencies reported an expected fiscal impact. Additional housing units allowing for residents to live in the City could be expected to be a fiscal positive for City finances as more residents pay taxes and drive economic activity in the City.

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Analysis by: Tony Leva  
Analysis Date: 7/7/2026

Direct Inquiries to: [Anthony.Leva@baltimorecity.gov](mailto:Anthony.Leva@baltimorecity.gov)

**CITY OF BALTIMORE  
COUNCIL BILL 26-0176  
(First Reader)**

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Introduced by: Councilmember Bullock  
At the request of: Nickel Blue Investment Group, LLC  
Address: c/o Rashad Henderson  
813 Quatar Street  
Fort Washington, MD 20744  
Telephone: (646) 299-2941

Introduced and read first time: April 27, 2026

Assigned to: Land Use and Transportation Committee

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

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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 – Variance – 812 N Carey Street**

4 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family  
5 dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 812 N  
6 Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a  
7 variance regarding certain bulk regulations (lot size area); and providing for a special  
8 effective date.

9 BY authority of

10 Article 32 - Zoning  
11 Sections 5-201(a), 5-305(a), 5-308, 9-401(Table 9-401), 9-701(2), and 9-703(b)  
12 Baltimore City Revised Code  
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
15 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in  
16 the R-8 Zoning District on the property known as 812 N Carey Street (Block 0089, Lot 057), as  
17 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City  
18 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the property complies with  
19 all applicable federal, State, and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED**, That pursuant to the authority granted by  
21 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the  
22 requirements of §§ 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk  
23 and Yard Regulations) and 9-703(b), as the minimum lot size requirement for 2 dwelling units in  
24 the R-8 Zoning District is 1,500 square feet and the lot area size is approximately 1,329.4 square  
25 feet, thus requiring a variance of 11%.

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

## **Council Bill 26-0176**

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.

# BALTIMORE CITY COUNCIL



Select a Committee

*XX Number XX*

*XX Title XX*

## Agency Reports



**CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT**

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO</b>      | The Honorable President and Members of the Baltimore City Council                                                                                           |
| <b>FROM</b>    | Timothy Keane, Acting Commissioner, Housing and Community Development                                                                                       |
| <b>CC</b>      | Mayor's Office of Government Relations                                                                                                                      |
| <b>DATE</b>    | June 25, 2026                                                                                                                                               |
| <b>SUBJECT</b> | 26-0176 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street |

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 26-0176 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey 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 812 N Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

If enacted, City Council Bill 26-0176 would convert a single-family dwelling unit to 2 dwelling units on the property known as 812 N Carey Street. If approved, this Bill will take effect on the date of its enactment.

**SUMMARY OF POSITION**

At its regular meeting of May 14<sup>th</sup>, 2026, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the proposed conversion would be in accord with the General Land Use Plan and this proposed development would support a higher density residential designation.

The property in reference is located within one of DHCD's Vacancy Reduction Priority Geographic Neighborhoods. This conditional use conversion may benefit the wider Harlem Park neighborhood as 812 N Carey Street is currently subject to a vacant building notice and was

recently sold. The conversion to 2 dwelling units will help bring this property back into productive reuse. This conversion will be beneficial to the surrounding neighborhood by both eliminating a vacant property on a block undergoing redevelopment and providing residents with additional rental housing opportunities.

## **FISCAL IMPACT**

As drafted, this Bill would have minimal fiscal impact on DHCD.

## **AMENDMENTS**

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO</b>      | The Honorable President and Members of the Baltimore City Council                                                                                             |
| <b>FROM</b>    | Veronica P. McBeth, Director, Department of Transportation                                                                                                    |
| <b>CC</b>      | Mayor's Office of Government Relations                                                                                                                        |
| <b>DATE</b>    | May 29, 2026                                                                                                                                                  |
| <b>SUBJECT</b> | 25-0176 • Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street |

**Position: Without Recommendation**

**BACKGROUND**

Section 5-503(b)(5) of the Baltimore City Zoning Code (Article 32) requires the Department to submit a report on legislative authorizations pertaining to variances, conditional uses, map amendments, master plans, areas of special sign control, and planned unit developments.

The Department's primary roles in the property development process are to manage the use of public right of way, mitigate impacts to traffic operations, and protect vulnerable roadway users. These regulatory duties are routinely performed through existing mechanisms such as the Site Plan Review Committee, Traffic Impact Studies, and Developer's Agreements.

**RECOMMENDATION**

This report serves to fulfill Zoning Code requirements and confirms that the Department is not opposed to the advancement of the proposed legislation. As such, the Department provides no recommendation on the Council Bill and defers to the findings of the Planning Commission.



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO</b>      | The Honorable President and Members of the Baltimore City Council                                                                                             |
| <b>FROM</b>    | Chief James Wallace, Baltimore City Fire Chief, Baltimore City Fire Department                                                                                |
| <b>CC</b>      | Mayor's Office of Government Relations                                                                                                                        |
| <b>DATE</b>    | June 24, 2026                                                                                                                                                 |
| <b>SUBJECT</b> | 25-0176 • Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street |

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**Position: No Position**

**BILL SYNOPSIS**

This is a Conditional Use Conversion of a Single-Family Dwelling Unit to Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey Street.

**SUMMARY OF POSITION**

BCFD has no opposition for this bill as it does not negate any requirements for submission of plans to the Office of the Fire Marshal for review of construction, fire detection/notification system, and the automatic sprinkler system installation.

**FISCAL IMPACT**

This bill will not have an impact financially on the Baltimore City Fire Department.

**AMENDMENTS**

NA



BALTIMORE CITY  
BOARD OF MUNICIPAL  
AND ZONING APPEALS

Brandon M. Scott  
*Mayor*

Justin A. Williams  
*Interim Executive  
Director*

**Members**  
Leland Shelton  
*Chair*

Victor Clark  
Liz Cornish  
David Marcozzi  
Rian Hargrave

417 E. Fayette St., Ste.  
922

Baltimore, MD 21202  
(410) 396-4301  
[zoning.baltimorecity.gov](http://zoning.baltimorecity.gov)

## MEMORANDUM

To: The Honorable Members of the Land Use & Transportation Committee

From: Justin A. Williams, Interim Executive Director

CC: Geoffrey Veale, Zoning Administrator

Date: May 4, 2026

Re: CCB #26-0176 – Zoning – Conditional Use Conversion  
812 N. Carey Street

Position: No Objection

The Board of Municipal and Zoning Appeals (BMZA) has reviewed City Council Bill #26-0176. This bill seeks to authorize the conversion of a single-family dwelling unit into two dwelling units on the property known as 812 North Carey Street (Block 0089, Lot 057) in the R-8 Zoning District, requiring a conditional use authorization by ordinance and a variance from minimum lot area regulations.

As a quasi-judicial agency, the Board of Municipal and Zoning Appeals typically adjudicates land use matters based on specific evidentiary standards. Because this legislation places the authority to grant the conditional use and variance directly with the City Council, the Board defers to the Council's judgment on whether the applicant has satisfied the approval standards outlined in the Zoning Code. Accordingly, the Board takes no position on the specific factual merits of the application, but offers No Objection to the passage of the bill.

For any questions regarding this report or to discuss these concerns further, please contact **Justin Williams** at [justin.williams@baltimorecity.gov](mailto:justin.williams@baltimorecity.gov) or (410) 396-4301.

# BALTIMORE CITY COUNCIL



Select a Committee

*XX Number XX*

*XX Title XX*

## Additional Materials

Sign Posting Deadline: June 18, 2026.  
Certification Deadline: July 5, 2026.

ATTACHMENT A  
Required Language for Public Notice

BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 26-0176

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0020 on Thursday, July 9, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public may be able to observe the hearing virtually depending on the availability of the technology, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey 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 812 N Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

Applicant: Rashad Henderson

For more information, contact the Committee Staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

RYAN DORSEY  
Chair



Sign Posting Deadline:  
Certification Deadline:

June 18, 2026.  
July 5, 2026.

**ATTACHMENT A**  
**Required Language for Public Notice**

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**BALTIMORE CITY COUNCIL**  
**PUBLIC HEARING ON BILL NO. 26-0176**

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0020 on Thursday, July 9, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public may be able to observe the hearing virtually depending on the availability of the technology, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey 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 812 N Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date.

**Applicant:** Rashad Henderson

For more information, contact the Committee Staff at (410) 396-1091.

NOTE: This bill is subject to amendment by the Baltimore City Council.

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**RYAN DORSEY**  
Chair

Sign Posting Deadline:  
Certification Deadline:

June 18, 2026.  
July 5, 2026.

ATTACHMENT A  
Required Language for Public Notice

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PUBLIC HEARING ON BILL NO. 26-0176**

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**Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variance – 812 N Carey 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 812 N Carey Street (Block 0089, Lot 057), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective

date.  
**Applicant:** Rashad Henderson  
Committee Staff at (410) 396-1091.  
For more information, contact the amendment by the Baltimore City Council.

**Applicant:** Rashad Henderson  
Chair  
RYAN DORSEY

For more information, contact the amendment by the Baltimore City Council.  
**NOTE:**