



FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Planning 8 th Floor, 417 East Fayette Street		
	SUBJECT	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		

TO

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

DATE: May 18, 2026

At its regular meeting of May 14, 2026, the Planning Commission considered City Council Bill #26-0176, 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.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #26-0176 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 #26-0176 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 Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Renata Southard
Acting Director

May 14, 2026

REQUEST: City Council Bill #26-0176/ Zoning – Conversion 812 North 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.

RECOMMENDATION: Adopt findings and approve

STAFF: Justin Walker

PETITIONER / OWNER: Rashad Henderson

SITE/GENERAL AREA

Site Conditions: 812 North Carey Street is a mid-block rowhouse located on the west side of the street, approximately 100' north of the intersection with West Lanvale Street. This property measures approximately 15'8" by 85' and is currently improved with a two-story building measuring approximately 15'8" by 45'. This site is zoned R-8 and is located within the Harlem Park II Urban Renewal Plan area.

General Area: The subject property is located among multiple blocks of R-8 zoning making up the Harlem Park Neighborhood. The property is currently vacant with other vacant properties abutting it. The neighboring properties of 810 and 814 North Carey are both currently undergoing rehabs as well. The site is two blocks east of Harlem Park Elementary School and adjoins a Harlem Inner Block Park at the rear.

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.

ANALYSIS

Background: The property is currently authorized as a single-family dwelling. The petitioner proposes converting the property into a two-dwelling-unit multifamily building. Per § 9-701 of the Zoning Code, such a conversion in the R-7 or R-8 Zoning District must be authorized by the City Council as a conditional use. The proposed multifamily building will contain one two-bedroom unit and one three-bedroom unit.

The bill as written includes requests for variances from the lot area and parking requirements. Since the project was reviewed by the Zoning Administrator, Ordinance #25-063 has taken effect, reducing the lot area requirement in the R-8 Zoning District. The new requirement of 500 square feet per dwelling unit removes the need for a lot area variance for this project. Ordinance #25-064 has also taken effect. This ordinance removes parking requirements citywide. As a result, the project does not require any variances for approval.

Conditional Use Approval Standards:

§ 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.

§ 5-406 (a) § 5-406. Approval standards and Evaluation criteria: Below is the staff's review of Article 32 – Zoning, §5-406 {"Approval standards"}: Staff finds that the standards of § 5-406 are met. Each standard is addressed below.

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;**
The building is adequate to serve the requested use. The site contains approximately 1,338 square feet of lot area, which meets the requirement for two dwelling units.
- 2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;**
No significant traffic impacts are expected from increasing the density from one to two units. No off-street parking is required.
- 3. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;**
The surrounding area is residential in nature, and the multi-family dwelling is not anticipated to impact development. The project will return a vacant to productive use.
- 4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;**
The proposed dwellings are not anticipated to have any negative impacts on public places of gathering.
- 5. Accessibility of the premises for emergency vehicles;**
The building will remain accessible to emergency vehicles and personnel.
- 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 site is accessible via existing public rights-of-way and existing utilities and access are adequate to serve the use.
- 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.

Equity:

The proposed conversion of the property from a single-family dwelling to a two-unit multifamily building will increase housing opportunities within an existing residential structure, supporting housing choice in the neighborhood without altering the established character of the block. The reuse of the existing structure will return a vacant building to productive use. The proposal has also received support from the Harlem Park Neighborhood Council, Inc.

Recommendation: Adopt findings and approve.

Notification: The Harlem Park Neighborhood Council was notified of this action. Notice was also provided via posting on the site and sent out by staff via GovDelivery.



**Renata Southard
Acting Director**