



**BALTIMORE CITY COUNCIL  
ECONOMIC AND COMMUNITY DEVELOPMENT  
COMMITTEE**

*Mission Statement*

*On behalf of the Citizens of Baltimore City*, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities. ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

**The Honorable Sharon Green Middleton**

PUBLIC HEARING

**July 30, 2024**

**2:00 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**24-0501**

***Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit  
to 2 Dwelling Units in the R-8 Zoning District - Variances - 1833 West  
Lexington Street***

# CITY COUNCIL COMMITTEES

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All City Council Members  
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Robert Stokes  
Danielle McCray  
*Staff: Marguerite Currin (443-984-3485)*



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 24-0501**

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**Title: Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1833 West Lexington Street**

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**Sponsor: Council Member Bullock**

**Introduced: April 8, 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 1833 West Lexington Street (Block 0178, Lot 017), as outlined in red on the accompanying plat; granting certain variances from off-street parking requirements; and providing for a special effective date.

**Effective: 30 days after enacted**

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**Agency Reports**

City Solicitor	
Dept Housing & Community Development	Favorable
Planning Commission	Favorable
BMZA	Defers to Planning
BDC	No Objection
Dept Transportation	No Objection
Parking Authority	Favorable
Fire Department	No Objection

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## Analysis

### Current Law

Article 32 – Zoning, Sections 5-201(a) and Table 9-301 (R-6).

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 allow the property known as 1833 West Lexington Street to be converted from a single-family dwelling unit to two dwelling units. The property is located in the R-8 Zoning District which does not prohibit this use. According to Planning and Zoning Administrator staff, this building has been used previously as a multi-unit dwelling. This bill would bring the unit into compliance.

This use is supported by the Franklin Square Community Association.

### Variances

Off-Street Parking- A single off-street parking space would be required to support this use – staff finds that the accessible rear yard would be sufficient to accommodate a parking spot – negating the need for a variance. However, staff recognizes that the building was used as a multi-unit dwelling without this space previously and there were no discernible negative impacts so retaining a parking variance would acknowledge the existing conditions which would be appropriate.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports, 24-0501 1<sup>st</sup> reader,

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Analysis by: Anthony Leva

Direct Inquiries to: 410-396-1091

Analysis Date: July 26, 2024

**CITY OF BALTIMORE  
COUNCIL BILL 24-0501  
(First Reader)**

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Introduced by: Councilmember Bullock  
At the request of: Renwick Glen James  
Address: 1127 Scott Street, Baltimore, Maryland 21230  
Telephone: (410) 812-5004

Introduced and read first time: March 4, 2024

Assigned to: Economic and Community Development Committee

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

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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 **1833 West Lexington 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 1833 West Lexington Street (Block 0178, Lot 017), as outlined in red on the accompanying  
8 plat; granting certain variances from off-street parking requirements; and providing for a  
9 special effective date.

10 BY authority of

11 Article - Zoning  
12 Section(s) 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 1833 West Lexington Street (Block 0178,  
18 Lot 017), 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 structure  
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 24-0501**

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

**ECONOMIC AND COMMUNITY  
DEVELOPMENT COMMITTEE**

**AGENCY REPORTS**

**24-0501**

**ZONING - CONDITIONAL USE  
CONVERSION OF A SINGLE-FAMILY  
DWELLING UNIT TO 2 DWELLING  
UNITS IN THE R-8 ZONING DISTRICT  
- VARIANCES - 1833 WEST  
LEXINGTON STREET**



## MEMORANDUM

**DATE:** April 9, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO  
**POSITION:** No Objection  
**SUBJECT:** City Council Bill No. 24-0501  
Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-7 Zoning District - Variances –1833 W Lexington Street

### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0501 introduced by Councilmember Bullock.

### PURPOSE

This zoning bill would allow for the conditional use conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District.

### BRIEF HISTORY

This single-family home is located in the Carrollton Ridge neighborhood. Its owner proposes to convert this dwelling into a multi-family dwelling with two units, which will provide additional housing supply and options in the area.

### FISCAL IMPACT

None

### AGENCY POSITION

The Baltimore Development Corporation respectfully has **no objection** on City Council Bill No. 23-0501. 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

[CE II]



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

**MEMORANDUM**

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

**From:** Peter Little, Executive Director

**Date:** April 30, 2024

**Subject:** City Council Bill 24-0501

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I am herein reporting on City Council Bill 24-0501 introduced by Councilmember Bullock at the request of Renwick Glen James.

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 1833 West Lexington Street (Block 0178, Lot 017), and to grant a variance 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 April 2024. Currently no off-street parking is provided. The rear of the lot does appear to be accessible by vehicle from a public right-of-way, Vine Street. However, the rear of the lot is fenced and planted with trees. According to the Zoning Administrator Memo dated February 16, 2024, this bill requires an off-street parking variance for the one 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 24-0501.

F R O M	NAME & TITLE	Corren Johnson, Director	CITY of  BALTIMORE  M E M O	
	AGENCY NAME & ADDRESS	Dept. of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	Council Bill 24-0501		

DATE: 4/3/2024

TO: Mayor Brandon Scott  
TO: Economic and Community Development Committee

FROM: Department of Transportation  
POSITION: **No Objection**  
SUBJECT: Council Bill 24-0501

**TITLE** – Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1833 West Lexington Street

**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 1833 West Lexington Street (Block 0178, Lot 017), as outlined in red on the accompanying plat; granting certain variances from off-street parking requirements; and providing for a special effective date.

**COMMENTS** – Council bill 24-0501 is a routine zoning ordinance allowing for the single-family property in question to accommodate two dwellings. This legislation would allow for a denser use of the property. It is worth noting that the property is located three blocks from the proposed Red Line corridor and half a mile from the West Baltimore MARC Station.

**DOT POSTION** – The Department foresees no direct impact resulting from this legislation. Therefore, the Department has **no objection** to the advancement of Council Bill 24-0501.

Please do not hesitate to contact Liam Davis at [Liam.Davis@baltimorecity.gov](mailto:Liam.Davis@baltimorecity.gov) or at 410-545-3207 if you have any questions or concerns.

Sincerely,

Corren Johnson,  
Director



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Dana Petersen Moore Director of the Office of Equity and Civil Rights Baltimore City Chief Equity Officer
<b>DATE</b>	April 5, 2024
<b>SUBJECT</b>	OECR Report on Council Bill 24-0501 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1833 West Lexington Street

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
Baltimore, MD 21202

DATE: April 5, 2024

**OECR Position: Favorable**

**SUMMARY OF POSITION**

The Office of Equity and Civil Rights (OECR) has reviewed and is herein reporting on City Council Bill 24-0501 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1833 West Lexington Street.

The bill

- Subject to certain conditions, permits the conversion of a single-family dwelling unit into to 2 dwelling units in the R-8 Zoning District on the property known as 1833 West Lexington Street, Baltimore MD.
- Grants certain variances from off-street parking requirements.
- Establishes a special effective date, i.e., that it shall take effect on the date that it is enacted.
- Is pursuant to Article – Zoning, Sections 5-201(a), 5-308, 9-701(2), 9-703 (f), 16-203, and 16-602 (Table 16-406) of the Baltimore City Revised Code (Edition 2000).

**CONCLUSION**

The OECR has reviewed the bill report submitted by the Department of Housing & Community Development and a letter of support submitted by the Franklin Square Community Association. Based on the details and analysis contained in the DHCD report, the community association’s letter

of support, and the lack of opposition to the bill, and our own review and determination that there is no inequity in approving Bill 24-0501, OECR supports a **favorable** committee report on Bill 24-0501.

Respectfully submitted,

A handwritten signature in blue ink that reads "Dana P. Moore". The signature is written in a cursive style with a large initial "D".

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Dana Petersen Moore, OECR Director



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>	May 2, 2024
<b>SUBJECT</b>	<b>24-0501 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1833 West Lexington Street</b>

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

5/2/24

**Position: Favorable**

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0501 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1833 West Lexington 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 1833 West Lexington Street (Block 0178, Lot 017), as outlined in red on the accompanying plat; granting certain variances from off-street parking requirements; and providing for a special effective date.

If enacted, City Council Bill 24-0501 would permit the conversion of the single-family dwelling unit located at 1833 West Lexington Street, to 2 dwelling units in the R-8 Zoning District and grant a variance from off-street parking requirements. If approved, this ordinance will take effect the day it is enacted.

DHCD Analysis

At its regular meeting of April 18, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. Planning staff found that the continuation of two dwelling units in this property will not have a significant impact on the public health, safety, or welfare of the community.

The conversion of a single-family dwelling unit into 2 dwelling units within the R-8 Zoning District is a permissible use, subject to an Ordinance of the Mayor and City Council. The subject property has historically been used as two dwelling units. In 2008 a prior owner of the property was issued a permit to change the use to a single-family dwelling, however, the work was never undertaken and the property has remained comprised of 2 dwelling units. The approval of this Ordinance would restore the multi-family use authorization, bringing the property into compliance.

DHCD does not foresee any negative impacts resulting from the approval of this bill as the property has existed as two dwelling units for many years and has the approval of the Franklin Square Community Association. The granting of this conditional use conversion would legalize its current status while creating no practical change in its use. The property is not located within any of DHCD's Community Development Zones or Streamlined Code Enforcement Areas but is located within the Southwest Impact Investment Area. This Bill does not have an operational or fiscal impact on DHCD and the granting of this conditional use conversion may help maintain rental housing opportunities within the Franklin Square Community.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0501.

<b>F R O M</b>	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE  <b>MEMO</b>	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	City Council Bill #24-0501 - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – Variances – 1833 West Lexington Street		

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

DATE: March 22, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0501. 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 2020 Edition (As enacted by Ord. 15-547, and last amended by Ord. 18-1830) 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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March 5, 2024

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

**Re: CC Bill #24-0501- Zoning- Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District- Variances- 1833 West Lexington Street**

Ladies and Gentlemen:

City Council Bill No. 24-0501 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. 24-0501 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 1833 West Lexington Street (Block 0178, Lot 017); to grant certain variances from off-street parking requirements; and to provide 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 cursive script that reads "Rebecca R Witt".

Rebecca Lundberg Witt  
Executive Director

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



**ECONOMIC AND COMMUNITY  
DEVELOPMENT COMMITTEE**

**ADDITIONAL DOCUMENTS**

**24-0501**

**Zoning - Conditional Use Conversion of a  
Single-Family Dwelling Unit to 2 Dwelling  
Units in the R-8 Zoning District -  
Variances - 1833 West Lexington Street**

**ZONING ORDINANCE REQUEST**

**STATEMENT OF INTENT**

**FOR**

1833 W. LEXINGTON ST. BALTIMORE, MD 21223

{Property Address; Block \_\_\_\_, Lot \_\_\_\_}

**1. Applicant's Contact Information:**

Name: RENWICK GLEN JAMES

Mailing Address: 1127 SCOTT STREET, BALTIMORE, MD 21230

Telephone Number: 410-812-5004

Email Address: dynamics\_investments@yahoo.com

**2. All Proposed Zoning Changes for the Property:**

REQUEST THAT PROPERTY BE RE-ZONED FROM A SINGLE FAMILY TO A MULTI-FAMILY DWEELING UNIT

**3. All Intended Uses of the Property:**

THE INTENDED USE OF THE PROPERTY IS FOR RESIDENTIAL RENTAL UNITS

**4. Current Owner's Contact Information:**

Name: HERMINA P. PETERS

Mailing Address: 3415 LEISURE WORLD BLVD. #90C, SILVER SPRING, MD 20906

Telephone Number: 972-523-7804

Email Address: hppeters@juno.com

**5. Property Acquisition:**

The property was acquired by the current owner on 5/30/2024 by deed recorded in the  
Land Records of Baltimore City in Liber 25963 Folio 00362

**6. Contract Contingency:**

(a) There is  is not  a contract contingent on the requested legislative authorization.

(b) If there is a contract contingent on the requested legislative authorization:

(i) The names and addresses of all parties to the contract are as follows {use additional sheet if necessary}:

HERMINA P. PETERS  
3415 LEISURE WORLD BLVD. #90C  
SILVER SPRING, MD 20906

(ii) The purpose, nature, and effect of the contract are:

TO OBTAIN THE LEGISLATIVE APPROVAL TO RE-ZONE THE PROPERTY  
FROM A SINGLE -FAMILY DWELLING UNIT TO A MULTI-FAMILY DWEEILING  
UNIT

**7. Agency:**

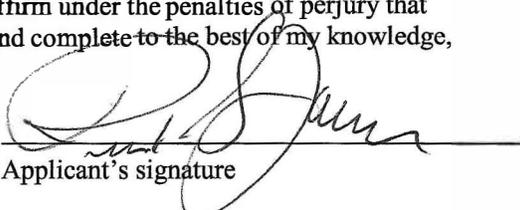
(a) The applicant is  is not  acting as an agent for another.

(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority owners of any corporate entity are as follows {use additional sheet if necessary}:

HERMINA P. PETERS  
3415 S LEISURE WORLD BLVD. #90C  
SILVER SPRING, MD 20906

**AFFIDAVIT**

I, RENWICK GLEN JAMES, 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.

  
Applicant's signature

2/21/2024

Date



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

Ref: 1833 West Lexington Street

Date: February 16, 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 is provided.

The property meets the lot area requirements for two units per Subsection 9-703(d).

This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

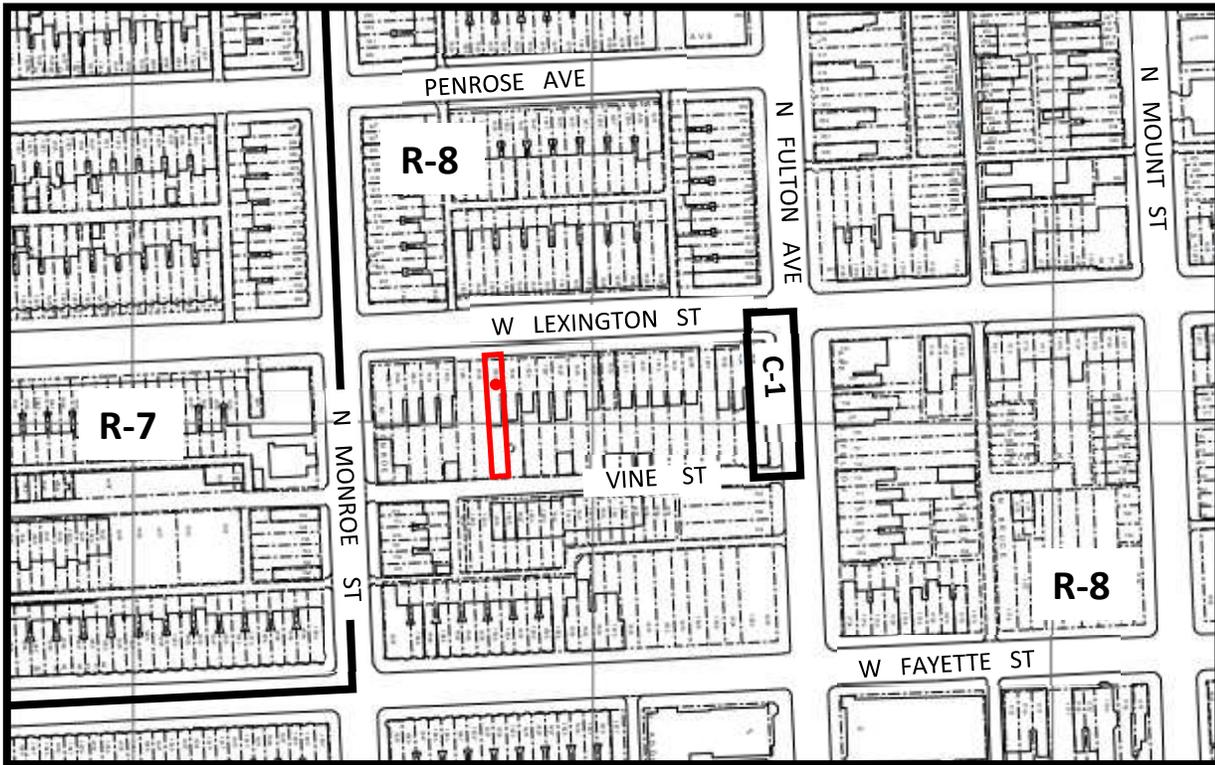
Respectfully,

A handwritten signature in black ink, appearing to read 'Geoffrey M. Veale', written over a light blue horizontal line.

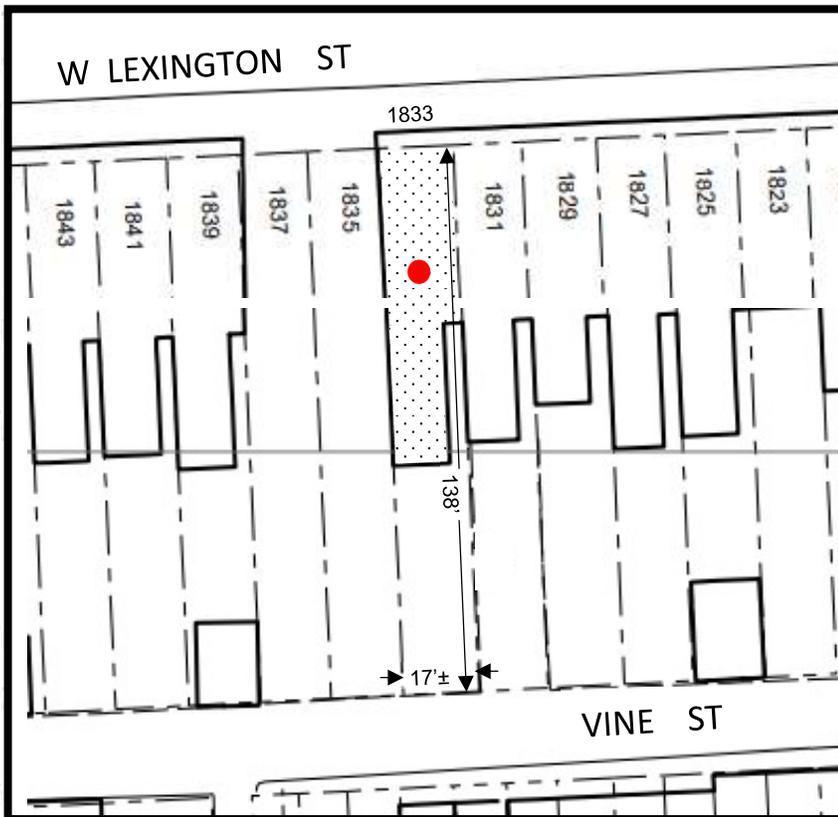
Geoffrey M. Veale  
Zoning Administrator

cc: Department of Legislative Reference  
Glen James, Applicant  
Councilmember John Bullock  
Department of Planning

# SHEET NO. 54 OF THE ZONING MAP OF THE ZONING CODE OF BALTIMORE CITY



Scale: 1" = 200'



Scale: 1" = 50'

RPE 1-23-24



**Note:**

In Connection With The Property Known As No. 1833 WEST LEXINGTON STREET. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Two Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 20            SECTION 15  
BLOCK 178        LOT 17

\_\_\_\_\_

MAYOR

\_\_\_\_\_

PRESIDENT CITY COUNCIL



**FRANKLIN SQUARE COMMUNITY ASSOCIATION**  
**P.O. BOX 22432**  
**BALTIMORE, MARYLAND 21203**  
**Franklin Square Community@gmail.com**  
**410-462-2133**

November 10, 2023

Mr. Glen James  
Fathom Realty

Re: 1833 W Lexington St.

Dear Mr. James,

The Franklin Square Community Association and members are pleased to provide this letter of support for the residential conversion of the above reference address from a single family dwelling to a multi-family dwelling.

If additional information is required, please contact Edith Gilliard-Canty at 410-462-2133 or [egilliard1@verizon.net](mailto:egilliard1@verizon.net)

Sincerely,

**Edith Gilliard-Canty**

Edith Gilliard-Canty, President