



**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

September 24, 2024

2:01 PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

23-0454

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit
to 2 Dwelling Units in the R-8 Zoning District - 1022 West Lanvale
Street**

CITY COUNCIL COMMITTEES

ECONOMIC AND COMMUNITY DEVELOPMENT (ECD)

Sharon Green Middleton, Chair
John Bullock – Vice Chair
Mark Conway
Ryan Dorsey
Antonio Glover
Odette Ramos
Robert Stokes
Staff: Anthony Leva (410-396-1091)

WAYS AND MEANS (W&M)

Eric Costello, Chair
Kristerfer Burnett
Ryan Dorsey
Danielle McCray
Sharon Green Middleton
Isaac “Yitzy” Schleifer
Robert Stokes
Staff: Niya Garrett (410-396-1268)

PUBLIC SAFETY AND GOVERNMENT OPERATIONS (SGO)

Mark Conway – Chair
Kristerfer Burnett
Zeke Cohen
Erick Costello
Antonio Glover
Phylicia Porter
Odette Ramos
Staff: Anthony Leva (410-396-1091)

FINANCE AND PERFORMANCE (FP)

John Bullock, Chair
Eric Costello, Vice Chair
Isaac “Yitzy” Schleifer
Danielle McCray
Phylicia Porter
Staff: Marguerite Currin (443-984-3485)

COMMITTEE OF THE WHOLE (COW)

President Nick Mosby, Chair
All City Council Members
Staff: Larry Greene (410-396-7215)

EDUCATION, WORKFORCE, AND YOUTH (EWY)

Robert Stokes – Chair
John Bullock
Zeke Cohen
Antonio Glover
Sharon Green Middleton
Phylicia Porter
James Torrence
Staff: Deontre Hayes (410-396-1260)

HEALTH, ENVIRONMENT, AND TECHNOLOGY (HET)

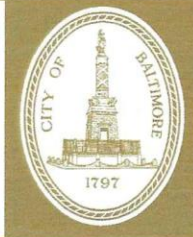
Danielle McCray – Chair
John Bullock
Mark Conway
Ryan Dorsey
Phylicia Porter
James Torrence
Isaac “Yitzy” Schleifer
Staff: Deontre Hayes (410-396-1260)

RULES AND LEGISLATIVE OVERSIGHT (OVERSIGHT)

Isaac “Yitzy” Schleifer, Chair
Kristerfer Burnett
Mark Conway
Eric Costello
Sharon Green Middleton
Odette Ramos
James Torrence
Staff: Richard Krummerich (410-396-1266)

LEGISLATIVE INVESTIGATIONS (LI)

Eric Costello, Chair
Sharon Green Middleton, Vice Chair
Isaac “Yitzy” Schleifer
Robert Stokes
Danielle McCray
Staff: Marguerite Currin (443-984-3485)



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 23-0454

Title: Zoning – Conditional Use Conversion of a Single – Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 1022 West Lanvale Street

Sponsor: Councilmember Bullock

Introduced: November 20, 2023

Purpose: FOR the purpose of permitting, 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 1022 West Lanvale Street (Block 0092, Lot 030), as outlined in red on the accompanying plat; and providing for a special effective date.

BY authority of

Article - Zoning

Sections 5-201(a), 5-305(a), 5-308, 14-302, Table 10-301 (C-2) and 16-406 (Table 16-406)

Baltimore City Revised Code

(Edition 2000)

Effective: On the day it is enacted

Agency Reports

City Solicitor	Approved for form & Sufficiency
Dept Housing & Community Development	Favorable
Planning Commission	Favorable
Fire Dept	Does not oppose
BMZA	Defers to Planning
Baltimore Development Corporation	Favorable
Dept of Transportation	No Objection
Parking Authority	Favorable

Analysis

Background

City Law

Article 32 – Zoning, Sections 5-201(a), 5-508, 14-334, and Table 12-501.

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

Article 32 – Zoning 5-308 deals with variances for zoning-related projects and requires that the City Council must find that the variance is based on an unnecessary hardship or practical difficulty rather than an inconvenience. The City Council is required to also make the following findings:

- (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification;
- (2) the unnecessary hardship or practical difficulty is caused by this Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
- (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
- (4) the variance will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood;
- (5) the variance is in harmony with the purpose and intent of this Code;
- (6) the variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; (ii) the City's Comprehensive Master Plan; or (iii) any Historical and Architectural Preservation District; and
- (7) the variance will not otherwise: (i) be detrimental to or endanger the public health, safety, or welfare; or (ii) be in any way contrary to the public interest.

Bill Analysis

If enacted this bill would permit the listed property (1022 West Lanvale Street) to convert from a single-family dwelling unit to two dwelling units. The property is designated as R-8 zoning – which is described as a traditional urban rowhouse or other residential type of similar density.

The property is located in the Harlem Park II Urban Renewal Plan Area and the old West Baltimore National Register Historic District. The property is an attached dwelling measuring 18x67 on a lot measuring 18x107.

Planning staff in studying this property has determined that lot area, parking, & internal square footage are sufficient and meet code requirements – no variances are required.

A letter from the Harlem Park Neighborhood Council has been received in support of this usage.

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports, 23-0454 1st reader, Baltimore City Building Code,

Analysis by: Anthony Leva
Analysis Date: May 8, 2024

Direct Inquiries to: 410-396-1091

**CITY OF BALTIMORE
COUNCIL BILL 23-0454
(First Reader)**

Introduced by: Councilmember Bullock

At the request of: Rashad Henderson o/b/o Nickel Blue Investment Group LLC

Address: 4804 Kingsford Manor Ct., Upper Marlboro, Maryland 20772

Telephone: (646) 299-2941

Introduced and read first time: November 20, 2023

Assigned to: Economic and Community Development Committee

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

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 –**
4 **1022 West Lanvale Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit into 2 dwelling units in the R-8 Zoning District on the property known as
7 1022 West Lanvale Street (Block 0092, Lot 030), as outlined in red on the accompanying
8 plat; and providing for a special effective date.

9 BY authority of

10 Article - Zoning
11 Section(s) 5-201(a) and 9-701(2)
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 into 2 dwelling units in
16 the R-8 Zoning District on the property known as 1022 West Lanvale Street (Block 0092,
17 Lot 030), as outlined in red on the plat accompanying this Ordinance, in accordance with
18 Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building
19 complies with all applicable federal, state, and local licensing and certification requirements.

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

Council Bill 23-04554

1 **SECTION 2. 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 on the date it is
10 enacted.

Economic and Community Development Committee

23-0454

**Zoning - Conditional Use Conversion of a
Single-Family Dwelling Unit to 2 Dwelling Units
in the R-8 Zoning District - 1022 West Lanvale
Street**

Agency Reports

CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

September 9, 2024

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 23-0454 – Zoning – Conditional Use Conversion of Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 1022 W .Lanvale St.

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 23-0454 for form and legal sufficiency. The bill would permit the conversion of a single-family dwelling unit to 2 dwelling units at 1022 W. Lanvale Street, which is in an R-8 Zoning district.

Conditional Use Standards

The conversion of a single-family dwelling to a multi-family dwelling in an R-8 District requires conditional-use approval by ordinance. Baltimore City Code, Art. 32, § 9-701(2). The only properties eligible for conversions are those that were “originally constructed as a single-family dwelling” and contain “1,500 square feet or more in gross floor area” exclusive of the basement. Baltimore City Code, Art. 32, § 9-703(b). The Planning Report notes that this property measures approximately 17’8” by 138’ and is currently improved with a three-story rowhome that is now an end-of-group house due to the adjacent two properties having been demolished, and the former party-wall braced. The building measures approximately 18’ by 67’. This site is zoned R-8 and is located in the Harlem Park Community.

To approve a conditional use, the City Council must find:

- (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.

Baltimore City Code, Art. 32, § 5-406(b).

Establishment, location, construction, maintenance, and operation of a multi-family dwelling at 1022 West Lanvale Street would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law, including any Urban Renewal Plan. Use of this property for a multi-family dwelling is not otherwise in any way contrary to the public interest. The authorization would be in harmony with the purpose and intent of the Zoning Code

Certain procedural requirements apply to this bill because both conditional uses are considered “legislative authorizations.” Baltimore City Code, Art. 32, § 5-501(2). Specifically, notice requirements apply to the bill, and it must be referred to certain City agencies, which are obligated to review it in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. The City Council must consider the above law at the scheduled public hearing wherein it will hear and weigh the evidence to make findings of fact as outlined above. Baltimore City Code, Art. 32, § 5-602. If the Committee makes findings that support the conditional use and the variances sought, it may adopt those findings and the legal requirements will be met. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507(c).


This bill is the appropriate method to review the and facts and make the determination as to whether the legal standards for a conditional use has been met. Assuming the required findings are made at the hearing and all procedural requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,

Elena DiPietro

Elena DiPietro

cc: Ebony M. Thompson, Acting City Solicitor
Nina Themelis, Mayor’s Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Jeffery Hochstetler, Chief Solicitor
Ashlea Brown, Chief Solicitor
Teresa Cummings, Assistant Solicitor
Michelle Toth, Assistant Solicitor

FROM	NAME & TITLE	faCHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0454 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT - 1022 WEST LANVALE STREET		

DATE:

February 9, 2024

TO

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

At its regular meeting of February 8, 2024, the Planning Commission considered City Council Bill #23-0454, for the purpose of permitting, 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 1022 West Lanvale Street (Block 0092, Lot 030), 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 #23-0454 and adopted the following resolutions, with seven members being present (seven in favor):

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 #23-0454 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office
 The Honorable Eric Costello, Council Rep. to Planning Commission
 Mr. Colin Tarbert, BDC
 Ms. Rebecca Witt, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Stephanie Murdock, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Liam Davis, DOT
 Ms. Natawna Austin, Council Services
 Mr. Rashad Henderson, Nickel Blue Investment Group, LLC



Brandon M. Scott
Mayor

PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

February 8, 2024

REQUEST: City Council Bill 23-0454 / Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District – 1022 West Lanvale 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 1022 West Lanvale Street (Block 0092, Lot 030), as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Councilmember Bullock, at the request of Rashad Henderson o.b.o. Nickel Blue Investment Group LLC

OWNER: Nickel Blue Investment Group LLC

SITE/ GENERAL AREA

Site Conditions: This property is located on the north side of the street, approximately halfway between its intersections with Fremont Avenue and Arlington Avenue. It is currently improved with a three-story attached dwelling measuring approximately 18' by 67' on a lot measuring approximately 18' by 107'. This structure was built in the middle of the 19th Century as a single-family residential property. The site is zoned R-8 and is on the eastern side of the Harlem Park community.

General Area: This is a primarily residential area, with scattered non-residential uses such as religious institutions and small street-corner commercial uses located several blocks in either direction along Arlington Avenue and along Edmondson Avenue which parallels Lanvale Street two blocks to its south. This property is in the Harlem Park II Urban Renewal Plan Area and the Old West Baltimore National Register Historic District.

HISTORY

The Harlem Park II Urban Renewal Plan was adopted by Ordinance no. 419 on July 6, 1960, and was last amended by its Amendment no. 6 made effective by Ordinance no. 10-264 in 2010. The Plan designates Lanvale Street and its surrounding area as residential. The Old West Baltimore Historic District was listed on the National Register of Historic Places on December 23, 2004. The area around this property retained its R-8 zoning during the comprehensive rezoning process associated with adoption of the current Zoning Code which became effective on June 5, 2017.

CONFORMITY TO PLANS

The proposed action may be considered consistent with the Harlem Park II Urban Renewal Plan.

ANALYSIS

Background: This property became part of the public housing inventory of the Housing Authority of Baltimore City (HABC) around 1970. HABC used the first floor of the existing building as a one-bedroom dwelling unit designated for an elderly person or family, with a four-bedroom dwelling unit designated for a large family upstairs of the first unit. In the first decade of the 21st Century HABC abandoned the building, as was the case for most of its Rehabilitated Housing Program dwelling units, because of the disproportionately high cost of maintenance of scattered-site public housing. In 2011, the vacant building was conveyed to the Mayor and City Council. Three years later, the City conveyed the property to an investor, who held it for eight years before “flipping” it to the current owner in 2022. The current owner plans to revise the interior plan used by HABC by separating the “front building” and “back building” portions of the interior, thereby creating two three-level dwelling units that would be “back-to-back”. While the front dwelling unit would have its front entrance on Lanvale Street and an emergency rear exit using the area-way next to the side wall of the “back building”, the rear dwelling unit would have its entrance from the public domain (formerly alley) behind this property.

Zoning Analysis:

- The Zoning Code requires, for a property in the R-8 zoning district, 750 square feet of lot area per dwelling unit (Table 9-401). A lot area of 1,500 square feet is thus required for two dwelling units. As this lot has approximately 1,926 square feet, it meets this requirement.
- The Zoning Administrator has determined that no off-street parking space is required to serve the second dwelling unit. The premises was used by the Housing Authority of Baltimore City from the 1970s until the 2000s as a two-family dwelling, and thus was previously authorized for multi-family use without required off-street parking. As such, the property receives credit for parking space that could have been provided but was not provided. Planning staff note that providing off-street parking is also impossible due to closure of the former alley behind the property in order to enable creation of an “inner block park” pursuant to the Harlem Park II Urban Renewal Plan, leaving this parcel landlocked in the rear.
- Floor plans provided by the owner propose creation of a one-bedroom dwelling unit using all three levels of the “back building” portion of the existing structure, and a four-bedroom dwelling unit using all three levels of the “front building” portion of the structure. A one-bedroom dwelling unit requires 750 square feet of gross floor area; a four-bedroom dwelling unit requires 1,250 square feet of gross floor area. The “back building” can provide approximately 1,200 square feet of gross floor area to satisfy the conversion requirement for the one-bedroom unit. The “front building” contains approximately 2,160 square feet of gross floor area, far exceeding the 1,250 square feet required for a three-bedroom or larger unit.

Conditional Use: Per §5-406(b) {"Approval standards"} of Article 32 – Zoning:

(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.

Establishment, location, construction, maintenance, and operation of a multi-family dwelling at 1022 West Lanvale Street would not be detrimental to or endanger public health, safety, or welfare. The proposed use is not precluded by any other law, including any Urban Renewal Plan. Use of this property for a multi-family dwelling is not otherwise in any way contrary to the public interest. The authorization would be in harmony with the purpose and intent of the Zoning Code.

Below is the staff's review of §5-406(a) {"Approval standards"} of Article 32 – Zoning:

(a) Evaluation criteria.

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals 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.

Staff finds that the site, including its size and shape, is appropriate for the proposed use. There would be no change to traffic patterns if this use would be authorized. The surrounding area is one in which the predominant residential type was originally single-family owner-occupancy rowhousing but in which some conversions of single-family to multi-family dwellings occurred during the 20th Century. For this reason, it is unlikely that the proposed multi-family use would impair present or future development. There is reasonable proximity of other dwellings, churches and other places of worship, schools, public structures, and places of public gathering. There is adequate accessibility for emergency vehicles, and of light and air to the premises and to other properties in the vicinity. There are adequate utilities, roads, drainage, and other necessary facilities. The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures. Approval of the proposed use as a multi-family dwelling would not affect the existing character of the neighborhood, as noted above. While consistent with provisions of the City's Comprehensive Master Plan, the proposed use is not prevented or limited by any Urban Renewal Plan. Multi-family use would meet all applicable standards and

requirements of the Zoning Code upon granting of variances discussed previously, and would be consistent with the intent and purpose of the Zoning Code.

Equity considerations: This property is located within a part of Baltimore City that has low real estate market values and a proportion of non-whites that is above the City-wide average. The Harlem Park community, as part of the larger West Baltimore area, has suffered from significant net disinvestment, combined with population losses, for several decades. While there would be no apparent or predictable changes to the quality of life in the Harlem Park community that would result from disapproval of this proposed action, there is a predictable, though limited, improvement that could result from completion of renovation and re-use of this property, reinforced by creation of additional housing options for residents. By itself, the proposed action would not change existing patterns of inequity that persist in Baltimore. However, the proposed action should be considered in the context of other actions generating both investment in and re-activation of significant parts of West Baltimore. Two blocks east of this property is the Upton Gateway project, which is renovating 38 vacant row-houses in the 800 blocks of Harlem and Edmondson Avenues, and which already has produced 15 renovated and re-occupied dwellings. Along with such action under the auspices of the Department of Housing and Community Development, this conversion could be part of a new beginning to counteract patterns of inequity. There would be no effect on internal operations of the Department of Planning that would result from approval of the proposed action.

Notification: The Harlem Park Neighborhood Council and Councilman Bullock have been notified of this action.



Chris Ryer
Director



MEMORANDUM

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

From: Peter Little, Executive Director

Date: February 1, 2024

Subject: City Council Bill 23-0454

I am herein reporting on City Council Bill 23-0454 introduced by Councilmember Bullock at the request of Rashad Henderson o/b/o Nickel Blue Investment Group LLC.

The purpose of this bill 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 1022 West Lanvale Street (Block 0092, Lot 030).

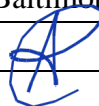
The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. This property is not located within any PABC-administered parking programs. PABC staff conducted a site visit in January 2024. Currently no off-street parking is provided. According to the Zoning Administrator Memo dated October 12, 2023, this property had a prior use as a multi-family dwelling, so no off-street parking variance is required. 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 23-0454.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	September 24, 2024
SUBJECT	23-0454 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1022 West Lanvale Street

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

9/24/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0454 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - 1022 West Lanvale Street for the purpose of permitting, 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 1022 West Lanvale Street (Block 0092, Lot 030), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 23-0454 would grant a conditional use conversion of a single-family dwelling unit to 2 dwelling units for the property known as 1022 West Lanvale Street. If approved, this Bill will go into effect the day of its enactment.



DHCD Analysis

At its regular meeting of February 8, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the conversion of a single-family dwelling unit into 2 dwelling units within the R-8 Zoning District would not endanger public health, safety, or welfare. The Commission also found that the public interest would be served through this vacant property's return to productive use.

The referenced property does not fall within any of DHCD's Streamlined Code Enforcement Areas but does fall within a Community Development Zone and is immediately adjacent to the West Impact Investment Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use conversion may help increase rental housing opportunities within the Harlem Park neighborhood and its surrounding communities.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 23-0454.

F R O M	Name & Title	James W. Wallace, Fire Chief 	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Baltimore City Fire Department 401 E. Fayette Street, Mezzanine		
	Subject	City Council Bill #23-0454 – Zoning – Conditional Use Conversion of Single-Family Unit to 2 Dwelling Units in the R-8 Zoning District – 1022 West Lanvale Street		

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

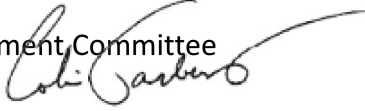
DATE: January 10, 2024

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 23-0454. 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

MEMORANDUM

DATE: December 14, 2023
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Favorable
SUBJECT: 23-0454: Zoning – Conditional Use of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District –1022 West Lanvale Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 23-0454 introduced by Councilmember Bullock on November 20, 2023.

PURPOSE

This bill would allow for the conditional use conversion of a single-family dwelling unit at 1022 W. Lanvale Street to two dwelling units.

BRIEF HISTORY

Located in the R-8 district of West Baltimore's Harlem Park neighborhood, the property is zoned for traditional urban row house development. However, the R-8 district is less restrictive than other zones and allows for other residential types. The proposed conversion will result in additional residents living in the neighborhood while maintaining the existing structure. The proposed conditional use is aligned with several adopted neighborhood plans to maintain and preserve existing vacant properties while maintaining the character of the neighborhood, including the new community-driven Harlem Park Master Plan. This comprehensive community planning effort addresses housing, commercial, and economic development to rebuild neighborhood density, provides a diverse housing stock, and prioritizes redevelopment initiatives that can knit the neighborhood back together. The Harlem Park Neighborhood Council Inc. supports the conversion and issued a letter of support for the conditional use.

FISCAL IMPACT (to BDC)

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully requests a **favorable** report to City Council Bill 22-0366. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations

[GML]

Economic and Community Development Committee

23-0454

**Zoning - Conditional Use Conversion of a
Single-Family Dwelling Unit to 2 Dwelling Units
in the R-8 Zoning District - 1022 West Lanvale
Street**

Additional Materials



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

Ref: 1022 West Lanvale Street

Date: October 12, 2023

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 three 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 no additional variances per the Zoning Code of Baltimore City are required or needed to be incorporated into the bill for approval.

The property meets the minimum lot area requirements for two dwelling units and no additional parking is required for proposed density. The zoning records show the prior use of the property was a multiple dwelling, so no additional parking is required.

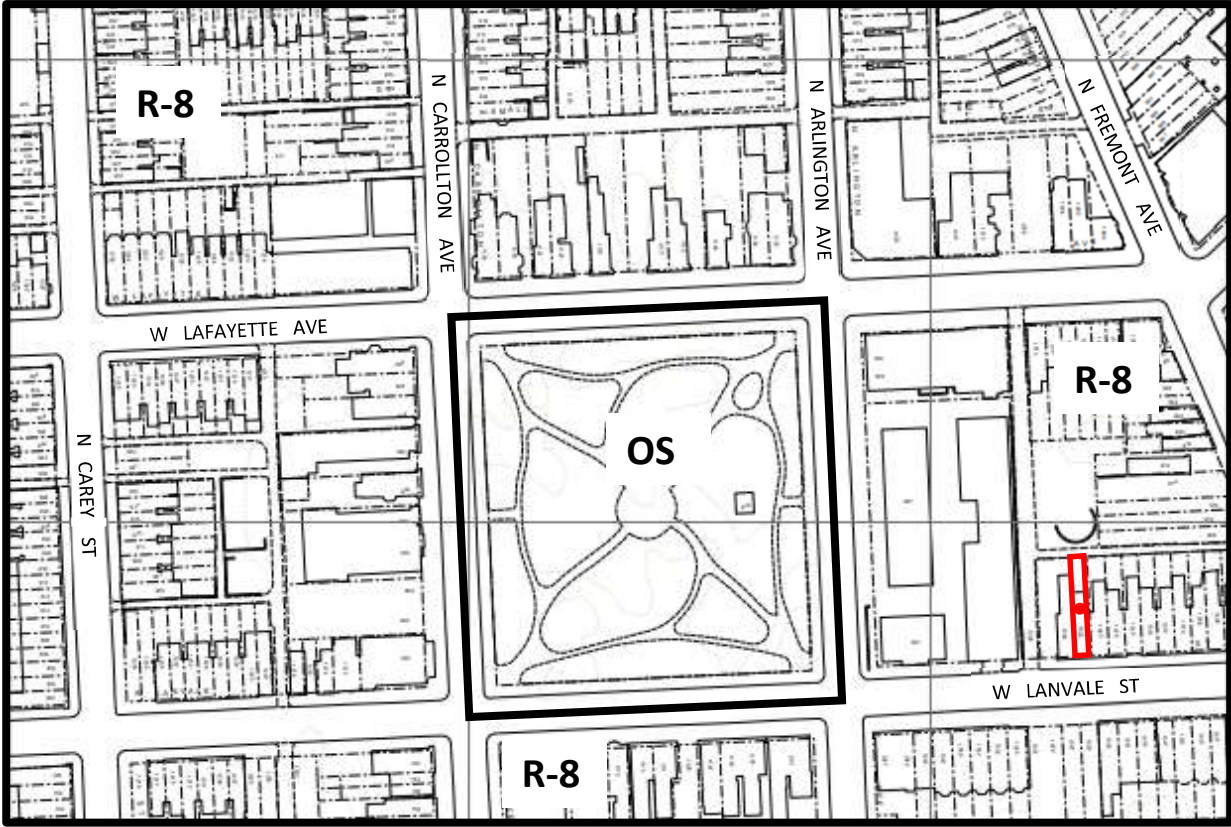
This memo is being submitted in accordance with Subsections 5-201 and 5-303 of the Zoning Code for Baltimore City.

Respectfully,

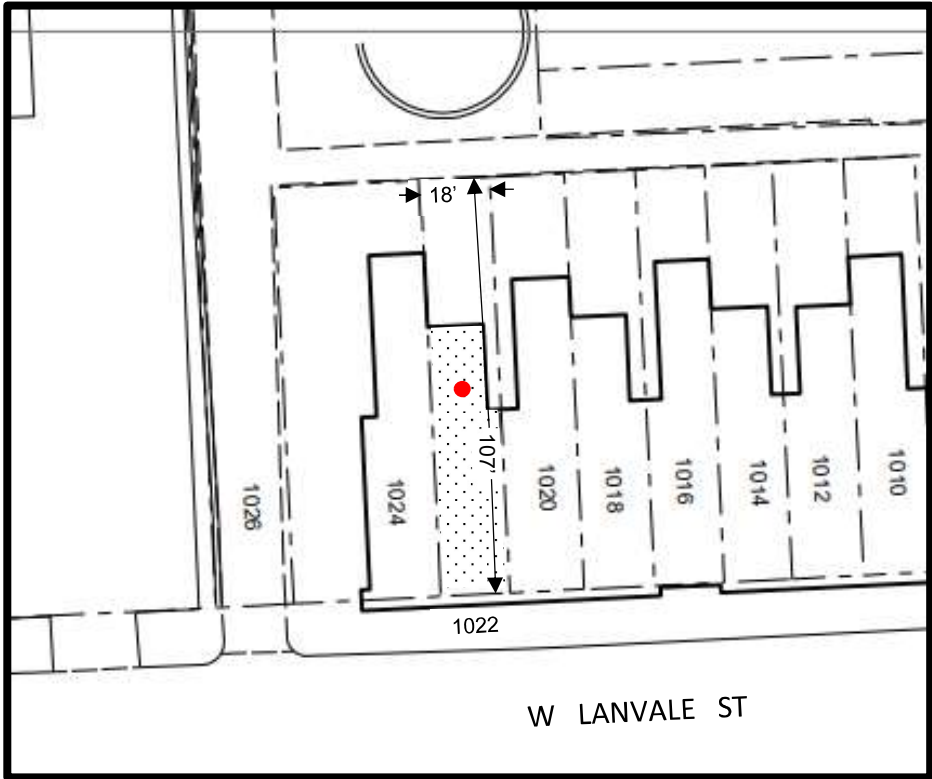
Geoffrey M. Veale
Zoning Administrator

cc: Department of Legislative Reference
Rashad Henderson, Applicant
Councilmember John Bullock
Department of Planning

**SHEET NO. 44 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Scale: 1" = 50'

Note:

In Connection With The Property Known As No. 1022 WEST LANVALE 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 16 SECTION 15
BLOCK 92 LOT 30

MAYOR

PRESIDENT CITY COUNCIL

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

1022 W Lanvale Block - 0092 Lot - 030

{Property Address; Block ____, Lot ____}

1. Applicant’s Contact Information:

Name: Rashad Henderson agent for Nickel Blue Investment Group LLC
Mailing Address: 4804 Kingsford Manor Ct Upper Marlboro, MD 20772
Telephone Number: 646-299-2941
Email Address: Rashad@nickelblue.com

2. All Proposed Zoning Changes for the Property:

Convert a Single Unit to a 2 Family Multi Unit

3. All Intended Uses of the Property:

2 Family Multi Unit dwelling for residential use

4. Current Owner’s Contact Information:

Name: Nickel Blue Investment Group LLC
Mailing Address: 813 Qatar Street Fort Washington , MD 20744
Telephone Number: 646-299-2941
Email Address: Rashad@NickelBlue.com

5. Property Acquisition:

The property was acquired by the current owner on 10/19/2022 by deed recorded in the
Land Records of Baltimore City in Liber 25308 Folio 348 .

6. Contract Contingency:

(a) There is [] is not [x] 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}:

n/a

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

n/a

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}:

Nickel Blue Investment Group LLC
Rashad Henderson Managing Member

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.

Rashad Henderson

Applicant's signature

09/19/2023

Date

Harlem Park Neighborhood Council, Inc.

***P.O Box 4347 Baltimore, Maryland 21223
410-523-0401***

09/14/2023

**Dwayne T. London, Jr.
Legislative Director
Office of Councilman John Bullock, 9th District
Office: 410-396-4815
Email: Dwayne.London@baltimorecity.gov**

**RE: 1022 W. Lanvale Street (Block 0092, Lot 030)
Baltimore, MD 21217
Conditional Use Conversion**

Dear Mr. London

The Harlem Park Neighborhood Council, Inc. (HPNC) is in support of the request for a Conditional Use Conversion for 1022 W. Lanvale Street. The Conditional Use Conversion is for a Single-Family Dwelling Unit to be converted to 2 Dwelling Units

**Sincerely,
Rev. George Nicholson,
President- HPNC**

**cc: Councilman John Bullock – 9th Baltimore City Council District
Del. Melissa Wells- 40th Legislative District
Del. Frank Conaway, Jr. 40th Legislative District
Del. Marlon Amprey- 40th Legislative District
Del. Roxanne Prettyman 44-A Legislative District
Senator- Antonio Hayes- 40th District Baltimore City
Ms. Arlene Fisher- Lafayette Square Community Association
Mr. Chad Hayes- Director of Community Planning and Revitalization
Mr. Howard Tutman, III- DHCD- Department of Development
HPNC File
Rashad Henderson-Nickel Blue Investment Group LLC**