

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR <i>Chris Ryer</i>	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #24-0549 / ZONING - CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT - VARIANCES 1002 WEST LANVALE STREET		

TO

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

DATE: August 2, 2024

At its regular meeting of August 1, 2024, the Planning Commission considered City Council Bill #24-0549, 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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; 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 #24-0549 and adopted the following resolutions, with nine members being present (nine 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 #24-0549 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



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

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

### STAFF REPORT



Chris Ryer  
Director

July 11, 2024

**REQUEST:** City Council Bill #24-0549/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances 1002 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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Camille Desoyers

**OWNER:** VRJ Business Solutions, LLC

#### **SITE/GENERAL AREA**

Site Conditions: 1002 West Lanvale Street is located on the northwest corner of the intersection with North Fremont Avenue. This irregularly-shaped property contains approximately 4,400 sqft of land and is currently improved with a vacant three-story end-of-row rowhome measuring approximately 18' by 52', with a 14' by 24' rear three-story extension. This site is zoned R-8 and is located within the Harlem Park Urban Renewal Plan area.

General Area: This property is located in the eastern edge of the Harlem Park Neighborhood, which is predominantly residential in character, where the majority of the housing stock are rowhomes. There are occasional institutional and commercial uses scattered through the neighborhood. Lafayette Square Park is located one block to the west, and the Harlem Park Elementary School is located three blocks to the west.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **ANALYSIS**

Permitted Use: In this Residential zoning district, multi-family homes are listed as a permitted use, and so are generally allowed (Table 8-301). In this case, the property was last authorized for use as a single-family home, which is a permitted use in this R-8 District.

Lot Area Requirement: In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Table 9-401). In this case, for two dwelling units, 1,500 square feet of lot area is required. The lot encloses about 4,400 square feet, which meets this requirement.

Residential Conversions: In the Residence Districts, the conversion of a single-family dwelling to a multi-family dwelling is allowed only in the R-7, R-8, R-9, and R-10 Districts, subject to: (1) the requirements of this subtitle; and (2) in the R-7 and R-8 Districts, conditional-use approval by Ordinance of the Mayor and City Council (§9-701).

Conditional Use Approval Standards: *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 (b))

Staff believes that there will not be any detrimental impact to the surrounding community as a result of this request, in fact a possible danger will be removed as a vacant and damaged structure will be renovated and returned to productive use. We are not aware of any other law or plan that would preclude this application. The public interest is served by encouraging the redevelopment of a vacant structure. Lastly, this proposal meets all of the requirements of the zoning regulations for this district once an off-street parking space is provided. For these reasons, staff believes that the conditional use should be approved.

Conversion standards: The existing dwelling must be: (i) a structure originally constructed as a single-family dwelling; and (ii) 1,500 square feet or more in gross floor area, not including any basement area (§9-703.b.). The existing structure contains a little over 3,900 square feet in gross floor area, which exceeds this requirement.

The converted dwelling must meet the following gross floor area per unit type: (1) 1-bedroom unit: 750 square feet; (2) 2-bedroom unit: 1,000 square feet; (3) 3- or more bedroom unit: 1,250 square feet (§9-703.c.). The proposed four bedroom dwelling unit in the basement and on the first floor will have approximately 2,070 square feet in gross floor area. The proposed three-bedroom dwelling unit on the second and thirds floors will have approximately 1,845 square feet in gross floor area. Each unit provides more than the required floor space needed.

Off-Street Parking: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For two dwelling units, one addition parking space is required. While a variance for parking is included in the bill as drafted, we understand that the applicant is intending to provide one parking space in the rear yard, which would remove the need for the parking variance.

Equity:

There will be no discernible negative impacts to the surrounding community from this project. Renovation of this home, returning it to productive use, support the tax base, increase the population of the neighborhood, and remove negative impacts that result from long-abandoned properties. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.

Notification: The Harlem Park Neighborhood Council and the Lafayette Square Association have been notified of this action.

*Chris Ryer*

**Chris Ryer**  
**Director**