



## Legislation Details (With Text)

**File #:** 24-0497      **Version:** 0      **Name:** Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 1005 West Lanvale Street

**Type:** Ordinance      **Status:** Enacted

**File created:** 2/26/2024      **In control:** Baltimore City Council

**On agenda:**      **Final action:** 10/18/2024

**Enactment date:**      **Enactment #:** 24-401

**Title:** Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 1005 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 1005 West Lanvale Street (Block 0104, Lot 003), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date.

**Sponsors:** John Bullock

**Indexes:** Conditional Use, Variances, Zoning

**Code sections:**

**Attachments:** 1. 1005 W Lanvale St - Community Letter of Support, 2. 1005 W Lanvale St - Plat, 3. 1005 W Lanvale St - Zoning Administrator Memo, 4. 1005 W Lanvale St - Zoning Statement of Intent, 5. 24-0497~1st Reader, 6. 24-0497 - Planning Commission, 7. BCFD 24-0497, 8. BDC 24-0497, 9. DOT 24-0497, 10. BMZA 24-0497, 11. LAW 24-0497, 12. Sign Certification Form 24-0497, 13. PABC 24-0497, 14. DHCD 24-0497, 15. Hearing Notes 24-0497 ECD, 16. 24-0497 - Hearing Packet, 17. 24-0497 Voting Record, 18. Findings of Fact\_24-0497\_CU VAR, 19. 24-0497~3rd Reader, 20. Plat 24-0497, 21. 24-0497 Signed, 22. Plat 24-0497 Signed, 23. Completed Ordinance 24-0497 - 24-401

Date	Ver.	Action By	Action	Result
10/21/2024	0	Mayor	Signed by Mayor	
10/7/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
9/30/2024	0	Economic and Community Development	Recommended Favorably	
9/30/2024	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
9/24/2024	0	Economic and Community Development	Recommended Favorably	Pass
9/2/2024	0	Economic and Community Development	Sign Posting	
8/26/2024	0	Economic and Community Development	Scheduled for a Public Hearing	
2/29/2024	0	Baltimore City Council	Refer to Dept. of Transportation	
2/29/2024	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
2/29/2024	0	Baltimore City Council	Refer to Baltimore Development Corporation	
2/29/2024	0	Baltimore City Council	Refer to Fire Department	
2/29/2024	0	Baltimore City Council	Refer to Parking Authority	

2/29/2024	0	Baltimore City Council	Refer to City Solicitor
2/29/2024	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals
2/29/2024	0	Baltimore City Council	Refer to Planning Commission
2/26/2024	0	Baltimore City Council	Introduced
2/26/2024	0	Baltimore City Council	Assigned

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

### Introductory\*

## City of Baltimore Council Bill

Introduced by: Councilmember Bullock  
At the request of: Nickel Blue Investment Group LLC  
Address: c/o Rashad Henderson  
4804 Kingsford Manor Court  
Upper Marlboro, Maryland 20772  
Telephone: (646) 299-2941

### A Bill Entitled

An Ordinance concerning  
**Zoning - Conditional Use Conversion of Single-Family Dwelling Units to 2 Dwelling Units in the R-8 Zoning District - Variances - 1005 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 1005 West Lanvale Street (Block 0104, Lot 003), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date.

By authority of

Article - Zoning  
Section(s) 5-201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 (Table 16-406:  
Required Off-Street Parking)  
Baltimore City Revised Code  
(Edition 2000)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1005 West Lanvale Street (Block 0104, Lot 003), as outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the buildings comply with all applicable federal, state, and local licensing and certification requirements.

**Section 2. And be it further ordained,** That pursuant to the authority granted by §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for off-street parking.

**Section 3. And be it further ordained,** That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the

Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

**Section 4. And be it further ordained,** That this Ordinance takes effect on date it is enacted.