



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: In Committee
File created: 2/26/2024 In control: Economic and Community Development
On agenda: Final action:
Enactment date: Enactment #:
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
Sponsors: John T. 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

Table with 5 columns: Date, Ver., Action By, Action, Result. It lists various council actions and dates from 2/26/2024 to 2/29/2024.

\* 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.