

For Internal Use Only



**BALTIMORE CITY COUNCIL
WAYS AND MEANS
COMMITTEE**

Mission Statement

The Committee on Ways and Means (WM) is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello
Chairman**

PUBLIC HEARING

**Tuesday, October 8, 2024
10:02 AM**

COUNCIL CHAMBERS

Council Bill #24-0578

**Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3
Dwelling Units in the R-8 Zoning District - 2732 Reisterstown Road**

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BILL SYNOPSIS

Committee: Ways and Means

Bill 24-0578

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - 2732 Reisterstown Road

Sponsor: Councilmember Torrence

Introduced: August 26, 2024

Purpose: For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2732 Reisterstown Road (Block 3250, Lot 017), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

Effective: On the date it is enacted.

Agency Reports

| | |
|---|-------------------------|
| Law Department | None as of this writing |
| Department of Housing & Community Development | None as of this writing |
| Planning Commission | Favorable |
| Baltimore Development Corporation | Favorable |
| Department of Transportation | No Objection |
| Fire Department | No Objection |
| Board of Municipal & Zoning Appeals | Defers to Planning |
| Parking Authority of Baltimore City | None as of this writing |

Analysis

Current Law

[Article 32 – Zoning](#), Sections -201(a), 5-305(a), 5-308, 9-701(2), 9-703(f), 16-203, and 16-602 Table (16-406) – [Baltimore City Code](#).

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 permit the property at 2732 Reisterstown Road to be converted from a single dwelling unit to 3 dwelling units.

The property is owned by Harford Holdings LLC, located in the 7th Council District in the Liberty Square neighborhood of Baltimore City. *See [Certificate of Posting and picture of property included in this writing](#).*

Additional Information

Fiscal Note: None

Information Source(s): City Code, Bill 24-0578 and all agency reports and correspondence received as of this writing.

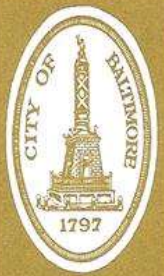
Analysis by: Niya N. Garrett Direct Inquiries to: (410) 396-1268
Analysis Date: October 3, 2024



Council Bill 24-0578

Agency Reports

SEE ATTACHED

| | | | | |
|------|-----------------------|---|---|--|
| FROM | NAME & TITLE | CHRIS RYER, DIRECTOR <i>Chris Ryer</i> | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET | | |
| | SUBJECT | CITY COUNCIL BILL #24-0578/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 2732 REISTERSTOWN ROAD | | |

TO

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

DATE: September 13, 2024

At its regular meeting of September 12, 2024, the Planning Commission considered City Council Bill #24-0578, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2732 Reisterstown Road (Block 3250, Lot 017), 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 of City Council Bill #24-0578 and adopted the following resolution:

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 #24-0578 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

September 12, 2024

REQUEST: City Council Bill #24-0578/ Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District - 2732 Reisterstown Road:

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2732 Reisterstown Road (Block 3250, Lot 017), 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: Harford Holdings LLC, c/o Jade Naylor

OWNER: Harford Holdings LLC

SITE/GENERAL AREA

Site Conditions: 2732 Reisterstown Road is located on the southwest side of the street, approximately 75' southeast of the intersection with Tioga Parkway. This property measures approximately 25' by 145' and is currently improved with a three-story building measuring approximately 25' by 56'. This site is zoned R-8.

General Area: This site is located in the eastern tip of the Liberty Square neighborhood, which is bounded by the triangular area of Reisterstown Road, Liberty Heights Avenue, and Druid Park Drive. The eastern side of the neighborhood is residential in nature, while the western side of the neighborhood is developed by commercial uses. The Ashburton Plant is located in the western corner of the neighborhood. The Mondawmin transit station and mall is located immediately south of the area.

HISTORY

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

ANALYSIS

Background: The applicant informed Planning staff that they had purchased this property as a fully functional triplex in March 2024. They were not informed that it was rezoned as a single dwelling until earlier this summer. The existing building does not appear to be a single-family home as it has three separate kitchens, entrances, and exits, etc. The building also has four BGE

meters (one for each unit, and one that is public). This building is set up similarly to all the other properties on the block which all have three units as well.

In staff's research, there were several permits filed and voided or finalized that would have changed the use of the property, but none were issued:

- COM2002-06781 (Voided) – “Reduce occupancy from 3 dwelling units to a single family dwelling with kitchen facilities removed from the second and third floor 5 persons under ADA”
- USE2006-02828 (Voided) – “Reduce occupancy from 3 dwelling units to a single family dwelling with kitchen facilities removed from the 2nd and 3rd floors.”
- USE2008-02174 (Voided) – “To use multiple family dwelling (3 DUs) for a group home for 5 people.”
- USE2008-05742 (Final) – “Reduce occupancy from three dwelling units to a single family dwelling for four unrelated people living together, with kitchen facilities removed from the 2nd and 3rd floors.”

Staff suspects that the use of the property was reset to single-family status based on the filing of COM2002-06781, though neither it, nor any of the following permits listed above were ever issued. Staff believes that the last authorized use of the property was for three dwelling units (c/o #B14416, issued 13 Mar 1987).

Use: In this Rowhouse and Multi-Family Residential zoning district, multi-family dwellings are listed as a permitted use, and so are generally allowed (Table 9-301). In this case, the property was last authorized for use as a single-family dwelling, which is a permitted use in this R-8 District.

Insufficient Lot Area and Variance: In this zoning district, multi-family dwellings require 750 square feet of lot area per dwelling unit (Table 9-401). In this case, for three dwelling units, 1,875 square feet of lot area is required. The lot contains 3,625 square feet of land, which meets this requirement.

Measurement of density: In the residential districts, the maximum number of permitted dwelling units on a lot is determined by dividing the total area of the lot by the lot area requirement that applies to the district in which the lot is located. On a lot with 3 or more dwelling units, a fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit (§15-302).

Off-Street Parking and Variance: In this zoning district, multi-family dwellings require one off-street parking space per dwelling unit (Table 16-406). For three dwelling units, two additional parking spaces are required to serve the new units; none are to be provided. Given that this property has been previously approved for three units, there will be no increase in density, and so no parking should be required (§16-203.a). A variance for parking is included in the bill, but is likely not needed.

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 significant detrimental impact to the surrounding community as a result of this request, given its prior use as three units reaching back to 1957. We are not aware of any other law or plan that would preclude this application, as this site is not located within an applicable Urban Renewal Plan (URP) area. The public interest is served by encouraging the renovation and productive use of this building. 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 approximately 3,400 square feet in gross floor area, which meets 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.). For this proposal, Unit 1 will have two bedrooms and two baths. Unit 2 will have bedrooms and one bath. Unit 3 will have two bedrooms and one bath. Each unit will contain approximately 1,100 sqft in area, which meets this requirement.

Equity:

This project will provide for the renovation and continued use of this home. Given its history of use as three units, there should be no additional or different negative impacts to the surrounding community. Staff does not anticipate any impact to staff time or resources devoted to this project beyond routine requirements of development review.

Notification: The Liberty Square Neighborhood Association and the Greater Mondawmin Coordinating Council have been notified of this action.



Chris Ryer
Director



MEMORANDUM

DATE: September 24, 2024
TO: Ways and Means
FROM: Colin Tarbert, President and CEO
POSITION: Favorable
SUBJECT: Council Bill 24-0578

A handwritten signature in blue ink, appearing to read "Colin Tarbert".

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 24-0578 introduced by Councilmember Torrence.

PURPOSE

The purpose and intent of the bill is to allow for a conditional use to convert a single-family dwelling unit into 2 dwelling units. The property is located at 2732 Reisterstown Road in a R-8 Zoning District and a council bill is necessary to create the proposed conditional use variance for the property.

BRIEF HISTORY

The property has historically been a multifamily dwelling unit at this location and creating a conditional use in the R-8 Zoning District will help to establish the formal approval to do so.

FISCAL IMPACT [to BDC]

None.

AGENCY POSITION

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 24-0578. 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
Ty'lor Schnella, Mayor's Office of Government Relations

DG



BRANDON M. SCOTT
MAYOR
*100 Holliday Street, Room 250
Baltimore, Maryland 21202*

| | |
|----------------|--|
| TO | The Honorable President and Members of the Baltimore City Council |
| FROM | Corren Johnson, Director – Department of Transportation |
| DATE | September 3, 2024 |
| SUBJECT | 24-0578 Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 2732 Reisterstown Road |

Position: No Objection

Introduction



For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2732 Reisterstown Road (Block 3250, Lot 017), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

DOT Analysis

Council Bill 24-0578 would allow for the single-family home known as 2732 Reisterstown Road to accommodate three dwelling units. The change would bring additional residents to a neighborhood which is right by Druid Hill Park and the Mondawmin Mall, as well as the Metro SubwayLink and various high-frequency bus routes. Impacts to traffic operations are likely to be minor.

Conclusion

The Department foresees no fiscal or operational impact and therefore has no objection to the advancement of Council Bill 24-0578.

| | | | | |
|----------------------------|-----------------------|--|---|---|
| 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 #24-0578 - Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-8 Zoning District – 2732 Reisterstown Road | | |

TO: The Honorable Nick J. Mosby, President DATE: September 5, 2024
 And All Members of the Baltimore City Council
 City Hall, Room 408

The Baltimore City Fire Department (BCFD) has no opposition to Council Bill 24-0578. 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 2021 Edition (As enacted by Ord. 24-341 on May 22, 2024) 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/abl

CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

Rebecca Lundberg Witt, *Executive Director*

August 27, 2024

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

**Re: CC Bill #24-0578-Zoning- Conditional Use Conversion of a Single-Family Dwelling
Unit to 3 Dwelling Units in the R-8 Zoning District- Variances-
2732 Reisterstown Road**

Ladies and Gentlemen:

City Council Bill No. 24-0578 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. 24-0578 is to permit, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as 2732 Reisterstown Road (Block 3250, Lot 017); to grant variances from off-street parking requirements; and to provide for a special effective date. BMZA defers its recommendation on the legislation to that of the report and recommendation of the Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt
Executive Director

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

Council Bill 24-0578

Additional Materials

SEE ATTACHED

Baltimore City Council
Certificate of Posting - Public Hearing Notice
City Council Bill No.:

Today's Date: 9/15/24

(Place a picture of the posted sign in the space below.)



Address: 2732 Reisterstown RD Baltimore MD 21215

Date Posted: 9/14/24

Name: Harford Holdings LLC

Address: PO Box 1092 Bowie MD 20716

Telephone: 301-850-3027

Signature: 

Email to: Natawnab.Austin@baltimorecity.gov

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND

THE DAILY RECORD

Affidavit of Publication

To: Harford Holdings, LLC -
PO Box 1092
Bowie, MD, 20718

Re: Legal Notice 2646464,
PUBLIC HEARING ON BILL NO. 24-0578

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 09/05/2024

By



Joy Hough
Authorized Designee of the Publisher

Baltimore City

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 24-0578

The Ways and Means Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 24-0578 on October 8, 2024, at 10:00 A.M. in the Clarence "Doc" Burns Chamber, City Hall, 100 N. Holliday Street, 4th Floor, Baltimore, MD 21202. Information on how the public can participate in the hearing virtually, via Webex, will be available at <https://baltimore.legistar.com/Calendar.aspx>.

Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 3 Dwelling Units in the R-S Zoning District - 2732 Reisterstown Road

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-S Zoning District on the property known as 2732 Reisterstown Road (Block 2250, Lot 017), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date.

Applicant: Harford Holdings LLC, c/o Jade Naylor

For more information, contact Committee Staff at (410) 396-1268.

NOTE: This bill is subject to amendment by the Baltimore City Council.

Eric T. Costello
Chair

s5 2646464

MARYLAND
THE DAILY RECORD

A Division of BridgeTower Media
P.O Box 745929
Atlanta, GA 30374-5929

Invoice # 745724224
Invoice Date 09/05/2024
Customer Harford Holdings, LLC, ID:
Payment Terms Net 30
Due Date 10/05/2024

BILLING ADDRESS

Harford Holdings, LLC
PO Box 1092
Bowie MD 20718

ADVERTISER

Harford Holdings, LLC, ID: 286805
PO Box 1092
Bowie MD 20718

| INVOICE REF | MEDIA | DATE | PO | EDITION | QTY | AD SIZE |
|-------------|--|----------|---------|--------------------|-----|--------------------|
| 1007397779 | The Daily Record (BLT) - Public Notice | 09/05/24 | 24-0578 | Legal - Government | 1 | Legal - Government |

Thank you for your business!
IOID: 2646464
Index: Government - Baltimore City
Category: Baltimore City
Affidavit Reference: PUBLIC HEARING ON BILL NO. 24-0578

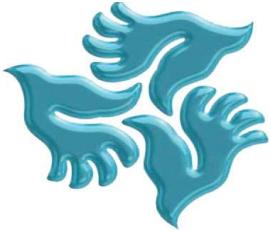
| | |
|--------------------|----------|
| Subtotal | \$145.58 |
| Tax | \$0.00 |
| Credits | \$0.00 |
| BALANCE DUE | \$145.58 |

REMITTANCE STUB TO BridgeTower Media

| | | | | | |
|-------------------------|--|-------------|------------|--------------------|-----------------------------------|
| Invoice # | 745724224 The Daily Record (BLT) - Public Notice | Date | 10/05/2024 | Customer ID | ID: 286805, Harford Holdings, LLC |
| Amount Enclosed: | | | | | |

Acceptable Payment Methods

| | | | |
|---|---|---|--|
| <p>PREFERRED METHOD To Pay by ACH Transfer: Bank: Bank of America Send ACH remittance email to ar@bridgetowermedia.com Account Number: 237025443017 Routing: 053000196</p> | <p>OTHER METHODS To Pay by Check use the following address: Please include invoice number on check BridgeTower OpCo, LLC P.O Box 745929 Atlanta, GA 30374-5929</p> | <p>To Pay by Credit Card: Use the Click to Pay Online link located on the email you received or Contact Accounts Receivable: 866-802-8214 Please have your Invoice Number and Credit Card Number Ready</p> | <p>To Pay by Wire Transfer: Name: BridgeTower OpCo, LLC Bank: Bank of America Swift Code: BOFAUS3N Bank Address: 100 North Tryon Street Charlotte, NC 28255 Account Number: 237025443017 Routing: 053000196</p> |
|---|---|---|--|



3719 Reisterstown Road
Baltimore, Maryland 21215

Phone: 443-615-0549

Email:
parkheightscdc@gmail.com

Website:
www.parkheightsonline.com

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Mrs. Krystal Gonzalez
Executive Director

Ms. Tia Richards
Chief Development Officer

Mrs. Demitra Sorden
Administrative Assistant

The New Park Heights Community Development Corporation, Inc.

“Together We CAN Make A Difference”

LETTER OF SUPPORT

From: The New Park Heights Community Development Corporation, Inc.

To: Harford Holdings, LLC, P.O. Box 1092, Bowie, MD 20718

Attn: Ms. Jade Naylor

RE: 2732 Reisterstown Road

Ms. Naylor:

The New Park Heights Community Development Corporation, Inc. is a non-profit, 501(c)3 community-based organization. The organization was formed in 1999 and has worked in the Park Heights community alongside its 29 community associations, 37 service providers, 82 faith-based organization, hundreds of merchants and other community and political partners. In 2012, the CDC expanded its boundaries to include the Liberty Square community.

We are formally submitting our letter of support of the rezoning of the property at 2732 Reisterstown Road, Baltimore, MD. We are in support of Harford Holdings, LLC's request to re-establish the property as a multi-family dwelling. To our knowledge, the property has existed and been operated as a multi-family dwelling, yet never had the appropriate zoning. It is in this request and through our support that we are in agreement with such request to accurately reflect the use of the property.

We are hopeful that you will accept and approve Harford Holding's request for a zoning change to the aforementioned property. Should you have any questions, please do not hesitate to reach out to us via email at parkheightscdc@gmail.com or by phone at 443.615.0549.

Sincerely,

Will J. Hanna, Jr.

--
Will. J. Hanna, II
Chairman/CEO
The New Park Heights CDC, Inc.
3719 Reisterstown Road
Baltimore, Maryland 21215
Phone: 443-615-0549 (direct)
Email: parkheightscdc@gmail.com



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

Ref: 2732 Reisterstown Road

Date: July 03, 2024

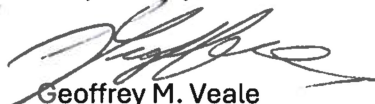
This memo is submitted to confirm the review of a request from the owner and/or representative of the property (or properties) referenced above for authorization to:

Convert existing premises into 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 required lot area for three units is 2,250 square feet. The existing lot is approximately 3,625 square feet. For three dwelling units, at least two off-street parking spaces are required. The lot appears sizable enough to provide at least two off-street parking spaces to comply with the off-street parking requirements.

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
Jade Naylor, Applicant
Councilmember James Torrence
Department of Planning

ZONING ORDINANCE REQUEST

STATEMENT OF INTENT

FOR

2732 Reisterstown Road Baltimore MD 21215

(Property Address; Block 3250 Lot 017)

1. Applicant's Contact Information:

Name: Jade Naylor

Mailing Address: PO Box 1092 Bowie MD 21215

Telephone Number: 301-850-3027

Email Address: HarfordHoldingsLLC@gmail.com

2. All Proposed Zoning Changes for the Property:

Change from a single family dwelling to a 3 dwelling unit

3. All Intended Uses of the Property:

Residential rental

4. Current Owner's Contact Information:

Name: Harford Holdings LLC

Mailing Address: PO Box 1092 Bowie MD 20716

Telephone Number: 301-850-3027

Email Address: HarfordholdingsLLC@gmail.com

5. Property Acquisition:

The property was acquired by the current owner on March 6, 2024 by deed recorded in the
Land Records of Baltimore City in Liber Folio .

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}*:

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

7. Agency:

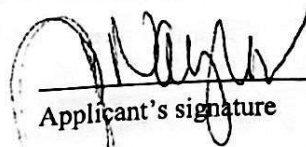
(a) The applicant is is not acting as an agent for another.

(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}:

Jade Naylor
Matthew Naylor

AFFIDAVIT

I, Jade Naylor, 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

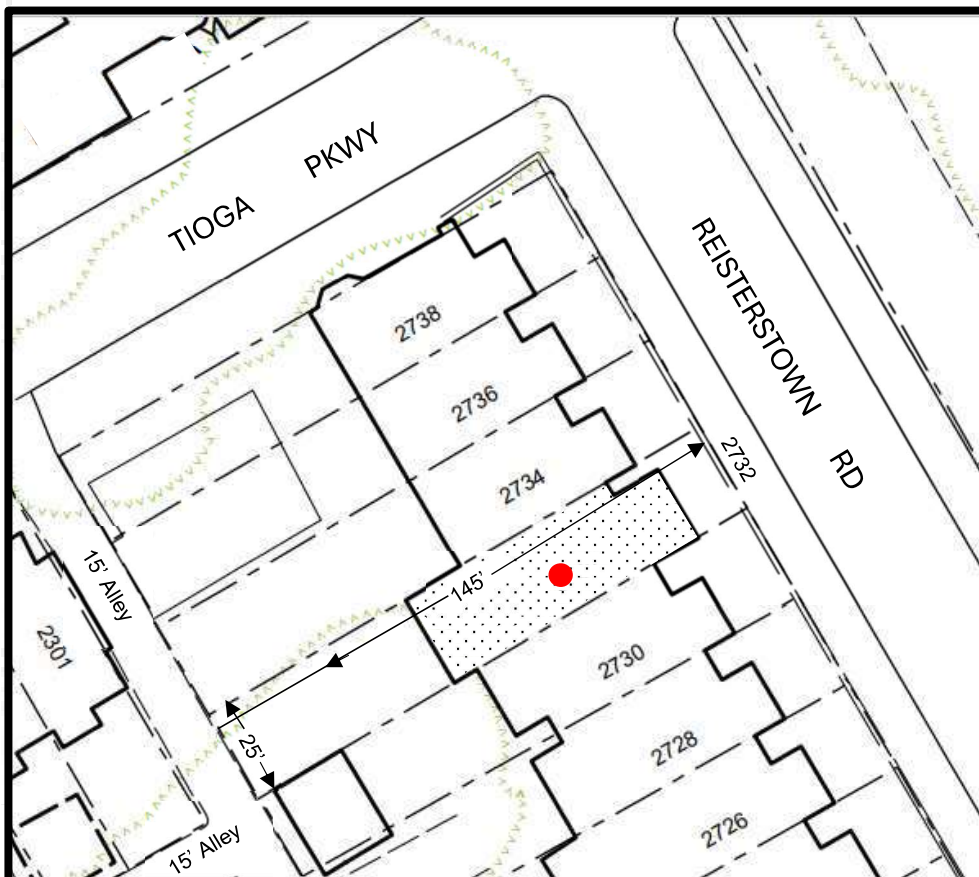
7/1/2024

Date

**SHEET NO. 33 OF THE ZONING MAP OF
THE ZONING CODE OF BALTIMORE CITY**



Scale: 1" = 200'



Note:

In Connection With The Property Known As No. 2732 REISTERSTOWN ROAD. The Applicant Wishes To Request The Conditional Use Conversion Of The Aforementioned Property From A Single-Family Dwelling Unit To Three Dwelling Units In The R-8 Zoning District, As Outlined In Red Above.

WARD 15 SECTION 30
BLOCK 3250 LOT 17

MAYOR

PRESIDENT CITY COUNCIL

**CITY OF BALTIMORE
COUNCIL BILL 24-0578
(First Reader)**

Introduced by: Councilmember Torrence
At the request of: Harford Holdings LLC, c/o Jade Naylor
Address: PO Box 1092, Bowie, Maryland 21215
Telephone: (301) 850-3027

Introduced and read first time: August 26, 2024

Assigned to: Ways and Means Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
3 **to 3 Dwelling Units in the R-8 Zoning District –**
4 **2732 Reisterstown Road**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 3 dwelling units in the R-8 Zoning District on the property known as
7 2732 Reisterstown Road (Block 3250, Lot 017), as outlined in red on the accompanying plat;
8 and granting variances from off-street parking requirements; and providing for a special
9 effective date.

10 BY authority of
11 Article 32 - Zoning
12 Sections 5-201(a) and 9-701(2)
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 2732 Reisterstown Road (Block 3250,
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 building
20 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 24-0578

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.