

# LAND USE & TRANSPORTATION COMMITTEE

## FINDINGS OF FACT

### City Council Bill No. 25-0081

MOTION OF THE CHAIR OF THE COMMITTEE ON LAND USE & TRANSPORTATION, AFTER A PUBLIC HEARING AT WHICH AGENCY REPORTS AND PUBLIC TESTIMONY WERE CONSIDERED, AND PURSUANT TO ARTICLE 32, SECTION 5-406 OF THE BALTIMORE CITY CODE, THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING A CONDITIONAL USE FOR:

#### **Zoning – Conditional Use Conversion of a Single-Family Dwelling to 3 Dwelling Units in the R-7 Zoning District – 6901 Reisterstown Road**

1. The establishment, location, construction, maintenance, or operation of the conditional use **will not** be detrimental to or endanger the public health, safety, or welfare **for the following reasons:**
  - In their report, the planning staff was unable to find a reason that this use would be detrimental to the welfare of the public. Adding additional units would be a benefit to the community.
2. The use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
  - The use is not precluded by any law or URP.
3. The authorization **would not** be contrary to the public interest **for the following reasons:**
  - In their report, the planning staff was unable to find a reason that this use would be detrimental to the welfare of the public.
4. The authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
  - Approval of this conditional use is in harmony with the purpose and intent of this code.

After consideration of the following, **where applicable (fill out all that are relevant):**

1. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;
  - The property is located within the Fallstaff Neighborhood Statistical Area. It is part of a group of rowhouses fronting onto Reisterstown Road. To the north and east, the surrounding residential area consists primarily of duplexes in an R-4

zoning district. Directly across Reisterstown Road is the Reisterstown Road Plaza shopping center, which is zoned C-3.

2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
  - The approval of the conditional use is exempt from parking requirements.
3. The nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
  - The surrounding area is largely composed of residential zoned areas as well as commercially zoned areas
4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;
  - There is significant access to these locations. Fallstaff Elementary & Middle School and Northwestern High School are located just a few blocks from the site, for example.
5. The accessibility of the premises for emergency vehicles;
  - There is adequate accessibility for emergency vehicles,
6. The accessibility of light and air to the premises and to the property in the vicinity;
  - The use will be contained entirely within an existing structure and will therefore have no impact on light and air for nearby properties.
7. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
  - There are adequate utilities, roads, drainage, and other necessary facilities.
8. The preservation of cultural and historic landmarks and structures;
  - The proposed use of the existing structure would not affect preservation of cultural and historic landmarks and structures.
9. The character of the neighborhood;
  - Site is located in the Fallstaff community, predominantly residential. It has the support of the local community association.
10. The provisions of the City's Comprehensive Master Plan;
  - The conditional use does not conflict with the provisions of the City's Comprehensive Master Plan.
11. The provisions of any applicable Urban Renewal Plan;

- The proposed use is not prevented or limited by any Urban Renewal Plan.

12. All applicable standards and requirements of this Code;

- The proposed use complies with all bulk and yard standards

13. The intent and purpose of this Code; and

- The proposed use is consistent with the intent and purpose of the Zoning Code.

14. Any other matters considered to be in the interest of the general welfare.

- The proposed use is consistent with any other matters considered to be in the interest of the general welfare.

SOURCE OF FINDINGS (Check all that apply):

[X] Planning Commission's report, dated September 5, 2025 including the Department of Planning Staff Report dated August 28<sup>th</sup> 2025.

[X] Testimony presented at the Committee hearing.

[X] Findings of the Planning Department – adopted by committee on February 26, 2026

Oral – Witness:

- Michele Toth, Law Department
- Caitlin Audette, Planning Department
- Luciano Diaz, Department of Transportation
- Jason Wright, Department of Housing and Community Development
- Justin Williams, Board of Municipal and Zoning Appeals

Written:

- Department of Law – Dated February 24, 2026
- Department of Finance – Dated April 9<sup>th</sup>, 2025
- Department of Housing and Community Development – Dated February 18, 2026
- Department of Transportation – Dated January 15, 2026
- Board of Municipal and Zoning Appeals – Dated November 19, 2025

**COMMITTEE MEMBERS VOTING IN FAVOR**

Ryan Dorsey – Chair  
Phylicia Porter  
Paris Gray  
Mark Parker  
John Bullock  
Zac Blanchard