



BALTIMORE CITY COUNCIL LAND USE & TRANSPORTATION COMMITTEE

Mission Statement

On behalf of the Citizens of Baltimore City, The Land Use & Transportation Committee is committed to shaping a reliable, equitable, and sustainable future for Baltimore's land use and transportation systems. Through operational oversight and legislative action, the committee aims to develop and support lasting solutions grounded in principles of good governance.

The Honorable Ryan Dorsey

CHAIR

PUBLIC HEARING

2/26/2026

9:00 AM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

25-0081

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

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**LAND USE & TRANSPORTATION COMMITTEE****The Honorable Ryan Dorsey
CHAIR****Bill Hearing***25-0081**Zoning – Conditional Use Conversion of a Single-Family Dwelling to 3 Dwelling Units in the R-7
Zoning District – 6901 Reisterstown Road*

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-7 Zoning District on the property known as 6901 Reisterstown Road (Block 4218D, Lot 001), as outlined in red on the accompanying plat; and providing for a special effective date.

REPORTING AGENCIES

• Law Department	• Approve for form and sufficiency
• Board of Municipal & Zoning Appeals	•
• Dept of Transportation	• Without Recommendation
• Dept of Housing & Community Development	• Favorable
• Planning Commission	• Favorable

BACKGROUND

This bill, if enacted, would allow the single-family property 6901 Reisterstown RD to be used as 3 dwelling units. The property is located in the Fallstaff Neighborhood and is not in any urban renewal area. According to the Planning report, the project has the support of the local community association.

Analysis by: Tony Leva
Analysis Date: 2/25/2026Direct Inquiries to: Anthony.Leva@baltimorecity.gov

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0081

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

Agency Reports

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #25-0081 / ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING TO 3 DWELLING UNITS IN THE R-7 ZONING DISTRICT – 6901 REISTERSTOWN ROAD		

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

DATE: September 5, 2025

At its regular meeting of August 28, 2025, the Planning Commission considered City Council Bill #25-0081, for the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 6901 Reisterstown Road (Block 4218D, Lot 001), as outlined in red on the accompanying plat; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended the adoption of findings and approval of City Council Bill #25-0081 and adopted the following resolution, with six members being present (six 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 #25-0081 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 John Bullock, Council Rep. to Planning Commission
Ms. Rebecca Witt, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Stephanie Murdock, DHCD
Ms. Hilary Ruley, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services
Ms. Kimberlee Roane



Brandon M. Scott
Mayor

PLANNING COMMISSION

Jon Laria, Chair; Eric Stephenson, Vice Chair

STAFF REPORT



Chris Ryer
Director

August 28, 2025

REQUEST: City Council Bill #25-0081/Zoning – Conditional Use Conversion of a Single-Family Dwelling to 3 Dwelling Units in the R-7 Zoning District – 6901 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-7 Zoning District on the property known as 6901 Reisterstown Road (Block 4218D, Lot 001), as outlined in red on the accompanying plat; and providing for a special effective date.

RECOMMENDATION: Adopt findings and approve

STAFF: Justin Walker

PETITIONER: Kelly Simmers

OWNER: Kimberlee Roane

SITE/GENERAL AREA

Site Conditions: 6901 Reisterstown Road is an end-of-row, single-family attached dwelling. The lot contains approximately 4,360 square feet, which meets the minimum lot area requirement of 3,300 square feet for three dwelling units. The site is improved with a two-story structure. The property was last authorized for use as a single-family dwelling. It is located within the Northwest Community Planning Forum area, and there is no applicable Urban Renewal Plan. The site is zoned R-7

General Area: 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.

HISTORY

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

CONFORMITY TO PLANS

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The subject property is designated in the Residential: Higher Density group in the General Land Use Plan. This proposed development conforms to that designation.

ANALYSIS

Background: The proposed project involves the conversion of an existing single-family rowhouse dwelling into a multi-family dwelling containing three units. Per the opinion letter from the Zoning Administrator dated May 1, 2025, as well as the requirements of § 9-701(2) of the Baltimore City Zoning Code, conversions of single-family dwellings to multi-family dwellings in the R-7 zoning district must be approved as a conditional use by ordinance of the City Council. Section 9-703(d) and Table 9-401 of the Zoning Code require a minimum lot area of 1,100 square feet per dwelling unit in the R-7 district. This property meets that requirement and all other bulk and yard requirements of the zoning district. The proposed project includes two two-bedroom units and one one-bedroom unit.

Conditional Use Approval Standards:

§ 5-406. Approval standards.

(a) Evaluation criteria.

As a guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals or the City Council must consider the following, where appropriate:

- (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading;
- (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
- (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
- (5) accessibility of the premises for emergency vehicles;
- (6) accessibility of light and air to the premises and to the property in the vicinity;
- (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
- (8) the preservation of cultural and historic landmarks and structures;
- (9) the character of the neighborhood;
- (10) the provisions of the City's Comprehensive Master Plan;
- (11) the provisions of any applicable Urban Renewal Plan;
- (12) all applicable standards and requirements of this Code;
- (13) the intent and purpose of this Code; and
- (14) any other matters considered to be in the interest of the general welfare.

(b) 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.

Staff finds that the proposed conversion from a single-family dwelling to a multi-family dwelling containing three units meets the conditional use standards set forth in § 5-406 of the Zoning Code. The size, shape, and arrangement of the existing structure will remain unchanged, with all modifications limited to the interior. The site is exempt from parking requirements under § 16-601(b). The property will remain accessible to emergency vehicles, and no adverse impacts on light or air to neighboring properties are anticipated. Staff finds no reason that the conversion would be detrimental to or endanger the public health, safety, or welfare. The exterior of the

structure will remain consistent with the character of the neighborhood, as no exterior alterations are proposed. The project is in harmony with the purpose and intent of the Zoning Code, as it meets the applicable bulk and yard standards and the standards for conversions in the R-7 district. Additionally, the proposal is consistent with the City's Comprehensive Master Plan, as the site is designated Residential: Higher Density.

Equity:

The proposed conversion advances equitable housing opportunities by creating three new dwelling units within an existing residential structure, increasing housing supply. This incremental infill development provides additional rental options in the Fallstaff neighborhood, supporting a range of household needs while maintaining community character. The project has received support from the Fallstaff Improvement Association, contingent on each unit being provided with a trash receptacle that meets City requirements. The proposal is also consistent with the City's Comprehensive Plan, which designates the site as Residential: Higher Density, further aligning the project with equitable growth goals.

Recommendation: Adopt findings and approve.

Notification: In addition to the required posting on the site, the Fallstaff Improvement Association was notified of this project and submitted a letter of support.



Chris Ryer
Director

CITY OF BALTIMORE

BRANDON M. SCOTT,
Mayor



DEPARTMENT OF LAW
EBONY M. THOMPSON,
CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

February 24, 2026

The Honorable President and Members
of the Baltimore City Council
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 25-0117 – Zoning – Conditional Use Live Entertainment –
1421 Ridgely Street

Dear President and City Council Members:

The Law Department reviewed City Council Bill 25-0117 for form and legal sufficiency. The bill would permit, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District. The ordinance would take effect on the date of its enactment.

The bill contains a variance for off-street parking requirements that is not reflected in the title of the bill. Council Bill 25-0117 was introduced on November 10, 2025. The bill cites as authority Section 16-204 and Table 16-406 of Article 32 for the requested off-street parking variance. Section 16-204 was amended and Table 16-406 was repealed by Ordinance 25-064, which took effect on December 3, 2025. Off-street parking minimums were replaced by parking maximums. Parking maximums specified in new Table 16-204 may not be exceeded unless a structure has changed to a new use, prior to the change in use the structure had existing off-street parking spaces that would exceed the maximum set for the new use, and no additional parking spaces are added following the change in use. Baltimore City Code Art. 32, § 16-204(a). Accordingly, lines 10 and 22 on page 1 of Council Bill 25-0117 should be amended to refer to Table 16-204 rather than Table 16-406. It is up to the City Council to determine if a parking variance is still needed given the change in standards.

Additionally, Council Bill 25-0117 does not cite Section 5-406 of Article 32 of the Baltimore City Code in the authority section. Section 5-406 provides the standards for approval of a conditional use. Accordingly, line 9 of page 1 of the bill should be amended to include Section 5-406.

Conditional Use Standards

Live entertainment is permitted as a conditional use if approved by ordinance in the C-4 zoning district. Baltimore City Code, Art. 32, Zoning Table 10-301. It is the Planning Department's understanding that the Zoning Code should be read to permit live entertainment as a conditional

use by ordinance if the live entertainment is an accessory use to a restaurant or tavern since live entertainment as an accessory use is considered a subset of live entertainment as a primary use. In other words, the theory is that live entertainment as an accessory use is fine in all districts where live entertainment is generally permitted of right or as a conditional use (in the C-1-E, C3, C4 and C5 districts) as a primary or accessory use and that it is ONLY permitted as part of an accessory use if conditionally approved by the Zoning Board in the other districts (C1, C-1-VC and C2). This interpretation of Zoning Table 10-301 is not immediately apparent, and Section 14-319 of Article 32, which sets the use standards for live entertainment, does not discuss the interpretation of Table 10-301. Moreover, in Section 1-205 of the General Provisions section of the City Zoning Tables, it is stated that where no letter (a blank space) appears on the table or the use is not mentioned in the table then that use is not allowed within that zoning district. While CO (conditional use by ordinance) appears on Table 10-301 for live entertainment in the C-4 zoning district, no letter appears in the section of Table 10-301 for live entertainment as an accessory use.

It is not clear that a Court would interpret Table 10-301 to permit live entertainment as an accessory use in the C4 district. However, when a statute is ambiguous, Courts will read “the statute as a whole to ensure that no word, clause, sentence or phrase is rendered surplusage, superfluous, meaningless or nugatory.” *Neal v. Baltimore City Bd. of Sch. Commissioners*, 467 Md. 399, 415 (2020). The reading advocated by the Planning Commission gives effect to both lines in Table 10-301, although they could have been more clearly written by indicating in Table 10-301 that live entertainment as an accessory use matches the use designation for live entertainment as a primary use in the C-1-E, C3, C4 and C5 districts. A Court should give great weight to how the City has been interpreting its own statute. *See, e.g., Motor Vehicle Administration v. Illiano*, 390 Md. 265, 274-75 (2005) (“an administrative agency’s interpretation and application of the statute which the agency administers should ordinarily be given considerable weight by reviewing courts.”).

The conditional use approval for live entertainment in Council Bill 25-0117 appears to be as an accessory use, although the Planning Report does not address this issue. Both the Planning Report and the Statement of Intent indicate that the property is currently used as a brewery with a taproom and a carryout kitchen. The property is the site of Checkerspot Brewing Company. Thus, the current use of the property meets the definition for tavern in Section 1-314 (a) of Article 32 of the Baltimore City Zoning Code. A tavern is defined as: a business establishment that is devoted primarily to serving alcoholic beverages to the public for on-premises consumption; and might also serve food and sell alcoholic beverages for off-premises consumption. Baltimore City Code, Art. 32, § 1-314(a). Table 10-301 should be amended to clearly indicate that live entertainment, as an accessory use, is a permitted or conditional use in each of the commercial districts.

To approve a conditional use, the City Council must find:

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 this Code.

Baltimore City Code, Art. 32, § 5-406(b). In making these findings, the City Council must be guided by fourteen “considerations” involving such things as the “nature of the surrounding area

and the extent to which the proposed use might impair its present and future development,” “the character of the neighborhood,” and “the resulting traffic patterns and adequacy of proposed off-street parking.” Baltimore City Code, Art. 32, § 5-406(a). In addition, Section 14-319 of Article 32 of the Baltimore City Code provides additional application requirements for those seeking conditional use approval for live entertainment (§ 14-319(a)) and specifies conditions that may be placed on an approved conditional use for live entertainment (§ 14-319(b)).

Council Bill 25-0117 contains a request for a variance from off-street parking requirements. The Zoning Administrator’s Opinion, citing to Zoning Table 16-406, states that if the off-street parking minimums required are not met a variance will be required. As noted above, Zoning Table 16-204 now specifies parking maximums that cannot be exceeded unless a property changes use, the spaces were provided in connection with the former use and exceed the maximum for the new use, and no parking spaces are added. Baltimore City Code, Art. 32, § 16-204(a)(2). The use of the property at 1421 Ridgely Street is not changing. According to the Planning Report the subject property is mostly occupied by the structure, “with a few parking spaces located in the front and side yards.” The parking maximum applicable to this property is 2 per 10 persons of fire-rated capacity if the principal use of the property is live entertainment. Baltimore City Code, Art. 32, Zoning Table 16-204. If the principal use of the property is a tavern, the applicable parking maximum is 2 per 1,000 sq. ft. of indoor public seating area. Baltimore City Code, Art. 32, Zoning Table 16-204. The Planning Report does not state how many parking spaces are available or discuss what the maximum number of parking spaces allowed would be under the applicable standard in Zoning Table 16-204. If the number of parking spaces does not exceed the applicable standard, then no variance is required. The presence of an unnecessary request for a variance does not affect the validity of the bill.

Variance Standards

To grant a variance, the City Council must find that, “because of the conditions peculiar to the property, including particular physical surroundings, shape, or topographical conditions of the specific structure or land involved” or “because of exceptional circumstances related to the specific structure or land involved,” a practical difficulty, as distinguished from a mere inconvenience, would result from a strict application of the law’s requirements. Baltimore City Code, Art. 32, § 5-308(a). The City Council must also make five other findings:

1. the practical difficulty is caused by the Code and has not been created by the intentional action or inaction of any person who has a present interest in the property;
2. the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property;
3. the variance will not:
 - (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or
 - (ii) substantially diminish and impair property values in the neighborhood;
4. the variance is not precluded by and will not adversely affect:
 - (i) any Urban Renewal Plan;
 - (ii) the City's Comprehensive Master Plan; or
 - (iii) any Historical and Architectural Preservation District; and
5. the variance will not otherwise:
 - (i) be detrimental to or endanger the public health, safety, or welfare; or

(ii) be in any way contrary to the public interest.

Baltimore City Code, Art. 32, § 5-308(b). It is important to note that all of these criteria must be found, in addition to a finding of practical difficulty. Baltimore City Code, Art. 32, § 5-308(a). The City Council must evaluate a request for a variance based on evidence presented at a public hearing. Baltimore City Code, Art. 32, § 5-305(a).

Planning Commission Recommendations

The Planning Commission accepted the recommendation of its Planning Staff and recommended approval of Council Bill 25-0117. The site for the proposed live entertainment is a single-story industrial building located at 1421 Ridgely Street and is occupied by the Checkerspot Brewing Company. The site is located within the Carroll-Camden Urban Renewal Plan and the South Baltimore Gateway Master Plan area. The site is in a high-intensity commercial and industrial area. The property is bordered by CSX railroad tracks to the north and the Russell Street viaduct to the east. As stated in the Planning Report, “[t]hese pieces of infrastructure separate the site from any residential use, limiting the impact of the live entertainment use.”

The 2024 Comprehensive Master Plan for the City designates the subject property in the “Mixed Use: Predominantly Auto-Oriented Commercial group.” The Planning Report notes that the proposed use for live entertainment conforms to that designation.

The Planning Report states that there is sufficient space in the existing structure to accommodate live entertainment and the number of vehicles accessing the site is not expected to significantly increase. The site is bordered by transportation infrastructure and high-intensity commercial and industrial uses. Since the live entertainment will be confined to the interior of the structure it is not expected to impact future development in the area. No residential areas, schools, churches or other places of public gathering are in close proximity to the site. The addition of live entertainment will have no effect on accessibility for emergency vehicles or access to light and air for surrounding properties, and existing facilities and utilities remain adequate for the site. The Planning Report states that the use aligns with the Comprehensive Master Plan as an approvable conditional use and is not prohibited by the existing Carroll-Camden Urban Renewal Plan. The Planning Report notes that no reason has been identified that would render the conditional use detrimental to public health, safety, or welfare. The Planning Report contains an equity analysis and notes that the Citizens of Pigtown have submitted a letter in support of the proposed conditional use.

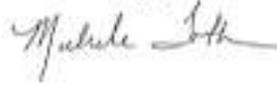
Hearing Requirements

Certain procedural requirements apply to this bill beyond those discussed above because an ordinance that authorizes a conditional use or a variance is considered a “legislative authorization.” Baltimore City Code, Art. 32, § 5-501(2)(i) and (ii). Specifically, notice requirements apply to the bill, and the bill must be referred to certain City agencies which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506, 5-602. Finally, certain limitations on the City Council’s ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507.

The bill is the appropriate method for the City Council to review the facts and make the determination as to whether the legal standards have been met for a conditional use and for a

variance, if required. Assuming the required findings are made at the hearing, all procedural requirements are satisfied, and the bill is amended as required, the Law Department can approve the bill for form and legal sufficiency.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michele Toth". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michele M. Toth
Assistant Solicitor

cc: Ebony Thompson
Councilmember Porter
Ethan Hasiuk
Shamoyia Gardiner
Nina Themelis
Ty'lor Schnella
Aaron Degraffenreidt
Hilary Ruley
Jeff Hochstetler
Ashlea Brown
Desiree Luckey
Ahleah Knapp



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	February 18, 2026
SUBJECT	25-0081 Zoning – Conditional Use Conversion of a Single-Family Dwelling to 3 Dwelling Units in the R-7 Zoning District – 6901 Reisterstown Road

Position: Favorable



BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0081 Zoning – Conditional Use Conversion of a Single-Family Dwelling to 3 Dwelling Units in the R-7 Zoning District – 6901 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-7 Zoning District on the property known as 6901 Reisterstown Road (Block 4218D, Lot 001), as outlined in red on the accompanying plat; and providing for a special effective date.

If enacted, City Council Bill 25-0081 would convert a single-family dwelling unit to 3 dwelling units on the property known as 6901 Reisterstown Road. If approved, this Bill will take effect on the date of its enactment.

SUMMARY OF POSITION

At its regular meeting of August 28th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission noted that the proposed conversion would be in accord with the requirements of its R-7 zoning designation and consistent with the City's Comprehensive Master Plan, as the site is designated as higher density residential.

The property in reference is not located within any of DHCD's Impact Investment Areas or Community Development Zones, but does fall within a Streamlined Code Enforcement area. This conditional use conversion may benefit the Fallstaff neighborhood by providing residents with additional rental housing opportunities.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	January 15, 2025
SUBJECT	25-0081 • Zoning – Conditional Use Conversion of a Single-Family Dwelling to 3 Dwelling Units in the R-7 Zoning District – 6901 Reisterstown Road

Position: Without recommendation

BILL SYNOPSIS

Council Bill 25-0081 would allow for the single-family property known as 6901 Reisterstown Road to accommodate three dwelling units. This is a relatively minor change and is unlikely to produce a considerable impact to local traffic conditions. The property's access to public transit and close proximity to commercial facilities could mitigate potential traffic impacts.

SUMMARY OF POSITION

This conversion will have a negligible impact on traffic operations. Therefore, the Department provides no recommendation on Council Bill 25-0081.

BALTIMORE CITY COUNCIL



LAND USE & TRANSPORTATION COMMITTEE

25-0081

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

Additional Materials

Leva, Anthony F (City Council)

From: Kelly Simmers <kelly@haiarchitects.com>
Sent: Friday, February 6, 2026 7:38 AM
To: Leva, Anthony F (City Council)
Cc: Weiss, Sumner (City Council); Dorsey, Ryan (City Council); Schleifer, Isaac (City Council); Zimmerman, Shelley (City Council); Jemmott, Juliane (City Council); Hasiuk, Ethan (City Council); Tiso, Eric (DOP)
Subject: Re: 25-0081: 6901 Reisterstown Rd. Planning Commission Hear

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To Whom it May Concern:

NOTICE

Notice is hereby given by the Baltimore City Planning Commission that a Public Hearing has been scheduled for the following project:

The Land Use & Transportation Committee of the Baltimore City Council will conduct a public hearing on City Council Bill No. 25-0081. FOR the purpose of permitting, subjecting to certain conditions, the conversion of a single-family dwelling unit to 3 dwelling units in the R-7 Zoning District on the property known as 6901 Reisterstown Road (Block 4218D, Lot 001).

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

Applicant:

Kelly Simmers
Kelly@haiarchitects.com
443-314-7605

A Public Hearing will be held on:

Thursday, February 26, 2026, at 9:00 a.m. in the Clarence "Du" Burns Chamber, City Hall, 100 N. Holiday 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>.

To review plans, contact the Baltimore City Department of Planning at (410) 396- PLAN.



Sent from my iPhone

On Feb 2, 2026, at 10:49 AM, Leva, Anthony F (City Council) <anthony.leva@baltimorecity.gov> wrote: