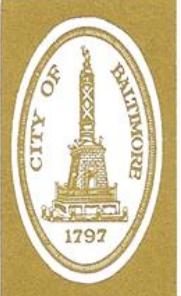


FROM	<p>NAME & TITLE <i>CR/for</i> CHRIS RYER, DIRECTOR</p>	<p>CITY of BALTIMORE</p>	
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
SUBJECT	CITY COUNCIL BILL #25-0081 / ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING TO 3 DWELLING UNITS IN THE R-7 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 Burnszyński, PABC
Mr. Luciano Diaz, DOT
Ms. Nancy Mead, Council Services
Ms. Kimberlee Roane



PLANNING COMMISSION

Brandon M. Scott
Mayor

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.

A handwritten signature in blue ink that reads "Chris Ryer". The signature is fluid and cursive, with "Chris" on the top line and "Ryer" on the bottom line.

Chris Ryer
Director