



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

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| <b>TO</b>      | The Honorable President and Members of the Baltimore City Council   |
| <b>FROM</b>    | Alice Kennedy, Housing Commissioner   |
| <b>DATE</b>    | October 8, 2024   |
| <b>SUBJECT</b> | <b>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</b> |

The Honorable President and  
Members of the City Council  
City Hall, Room 400

10/8/24

**Position: Favorable**

Introduction

The Department of Housing and Community Development (DHCD) has reviewed 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.

If enacted, City Council Bill 24-0578 would grant a conditional use conversion of a single-family dwelling unit to 3 dwelling units with a variance from off-street parking requirements for the property located at 2732 Reisterstown Road. If approved, this Bill will go into effect the day of its enactment.

DHCD Analysis

At its regular meeting of September 12, 2024, the Planning Commission concurred with its Departmental staff and recommended that the Bill be approved by the City Council. In their report, the Commission found that the property in reference had been purchased as a fully functioning triplex in March of 2024, without the knowledge that it had been rezoned to a single

dwelling unit. The Commission also found that the conversion of a single-family dwelling unit into 3 dwelling units within the R-8 Zoning District would be unlikely to result in any significant detrimental impacts to the surrounding community as its prior use as a three-unit dwelling reaches back to 1957.

The referenced property does not fall within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. DHCD does not anticipate an operational or fiscal impact from the passage of this Bill and the granting of this conditional use conversion may help increase rental housing opportunities within the Liberty Square neighborhood and its surrounding communities.

## Conclusion

DHCD respectfully request a **favorable** report on City Council Bill 24-0578.