

# ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

## FINDINGS OF FACT

MOTION OF THE CHAIR OF THE WAYS & MEANS COMMITTEE, 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:

### City Council Bill No. 24-0578

#### Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to a 3 Dwelling Unit in the R-8 Zoning District – 2732 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:**
  - Staff reporting on this found that the proposed use would not be detrimental or endanger public health.
2. the use **would not** be precluded by any other law, including an applicable Urban Renewal Plan;
  - The subject property is not located in an area or subject to any law that would preclude this use.
3. the authorization **would not** be contrary to the public interest **for the following reasons:**
  - The proposed use would not contradict the public interest and has received support from a local community organization.
4. the authorization **would** be in harmony with the purpose and intent of this Code **for the following reasons:**
  - Staff finds that this use would be in harmony with the Code. In its equity consideration, the Planning Department has found that given its prior use as multifamily housing – there would be no additional or negative impacts from this use.

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;
  - This property is located on the southwest side of the street. It measures 25'X 145' and includes a 3-story building measuring 25'X56'
2. the resulting traffic patterns and adequacy of proposed off-street parking and loading;

- Staff found no predictable change to the traffic flow that would result from the approval of this use.
3. the nature of the surrounding area and the extent to which the proposed use might impair its present and future development;
    - This is a primarily residential area, with scattered non-residential uses such as religious institutions and small street-corner commercial uses. There are no predicted impacts on current or future development as a result of this use.
  4. the proximity of dwellings, churches, schools, public structures, and other places of public gathering;
    - There is reasonable proximity of other dwellings, churches, and other places of worship, schools, public structures, and places of public gathering.
  5. accessibility of the premises for emergency vehicles;
    - There is adequate accessibility of the premises for emergency vehicles.
  6. accessibility of light and air to the premises and to the property in the vicinity;
    - There is adequate light and air to the premises and properties 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;
    - Adequate utilities, access roads, drainage, and other necessary facilities have been provided.
  8. the preservation of cultural and historic landmarks and structures;
    - The proposed use of the existing structure would not affect the preservation of cultural and historical landmarks and structures
  9. the character of the neighborhood;
    - This site is part of the Liberty Square neighborhood. It is primarily residential.
  10. the provisions of the City's Comprehensive Master Plan;
    - The proposed use is consistent with the Comprehensive Master Plan for Baltimore.
  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 would meet all applicable standards and requirements of the Zoning Code.

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 13, 2024, including the Department of Planning Staff Report, dated September 12, 2024.

[X] Testimony presented at the Committee hearing.

Oral – Witness:

- Michele Toth– Law Dept
- Jason Wright – DHCD
- Eric Tiso – Planning Dept
- Sean Eames – Fire Dept
- Ty'lor Schnella – Office of Government Relations
- Christian McNeil– Dept of Transportation
- Kris Misage – Parking Authority

Written:

- Department of Transportation, Agency Report – Dated September 3, 2024
- Board of Municipal and Zoning Appeals, Agency Report – Dated August 27, 2024
- Law Department, Agency Report – Dated October 4, 2024
- Department of Housing and Community Development, Agency Report – Dated October 8, 2024
- Baltimore Development Corporation, Agency Report – Dated September 24, 2024
- Parking Authority, Agency Report – Dated October 4, 2024
- Baltimore Fire Department Report – Dated September 5, 2024

**COMMITTEE MEMBERS VOTING IN FAVOR**

Eric Costello, Chair  
Sharon Green Middleton  
Robert Stokes  
Danielle McCray