



PLANNING COMMISSION



AGENDA

February 27, 2025 – #2068

Brandon M. Scott
Mayor

Briefing Session – 12:45pm - 1:00 pm
Regular Session – 1:00 pm

Chris Ryer
Director

IMPORTANT UPDATE: We will be offering a virtual component for this meeting. As this is a new option, and we are still adjusting our equipment, if your participation is critical we recommend attending in-person. A recording of the meeting will be available on our [YouTube channel](#) “Baltimore City Planning” a few days after the meeting.

You may join by computer or smartphone at:

<https://bmore.webex.com/bmore/j.php?MTID=m76711be49f830310785735514a199175>

Webinar number: 2336 552 7602 **Event password:** **Planning** (75266464 when dialing from a phone)

You may join by telephone at: +1-408-418-9388 or 1-646-992-2010

Please check the Planning Commission agenda webpage for updates and participation instructions:

<https://pc.baltimorecity.gov/PC-agendas-minutes>

You may submit written testimony to eric.tiso@baltimorecity.gov not later than 4pm on February 25, 2025.

Meeting materials will be online for public review as they become available:

<https://baltimoreplanning.wixsite.com/pcpublic>

1:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES – February 6, 2025**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. MINOR SUBDIVISION FINAL PLANS/ 1313-1319 WEST BALTIMORE STREET**
(Ninth District)

REGULAR AGENDA

- 5. CITY COUNCIL BILL #25-0015/ ZONING – CONDITIONAL USE –**
CREMATORIUM (Citywide)

For the purpose of creating a stand-alone use in the Zoning Code for crematoriums; amending certain related definitions; revising certain zoning tables to include the use “crematorium”; making conforming changes; providing for a special effective date; and generally related to creating the stand-alone use “crematorium” in the Zoning Code.

- 6. CITY COUNCIL BILL #25-0006/ ZONING CODE – MODIFICATIONS** (Citywide)
For the purpose of amending provisions of the Baltimore City Zoning Code relating to variances to conform to relevant State law; making modifications to the process of granting variances; clarifying provisions of the Zoning Code relating to nonconforming structures; and generally relating to the zoning and land use laws of the City of Baltimore. (City Council President – on behalf of the Administration)

1:30 PM

- 7. CITY COUNCIL BILL #25-0016/ ZONING CODE – MINOR VARIANCES – MODIFICATIONS** (Citywide)
For the purpose of amending provisions of the Baltimore City Zoning Code relating to minor variances (Councilmember Schleifer)
- 8. CITY COUNCIL BILL #25-0017/ REZONING – 3439-3549 KESWICK ROAD – ODD SIDE** (Fourteenth District)
For the purpose of changing the zoning for the properties known as 3439-3549 on the odd side of Keswick Road (Block and Lot numbers listed below), as outlined in red on the accompanying plat, from the C-1 Zoning District to the R-7 Zoning District; and providing for a special effective date. (Councilmember Ramos)
- 9. CITY COUNCIL BILL #25-0022/ 1121 BAYARD STREET – ZONING – R-8 ZONING DISTRICT – CONDITIONAL USE – MAXIMUM BUILDING HEIGHT – VARIANCES – 1121 BAYARD STREET** (Tenth District)
For the purpose of granting variances from certain bulk and yard regulations (minimum building height, rear-yard setback, and maximum lot coverage) on the property known as 1121 Bayard Street (Block 0767, Lot 032), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Porter)

2:00 PM

- 10. PLANNING COMMISSION WORK SESSION – PRELIMINARY CAPITAL IMPROVEMENT PROGRAM RECOMMENDATIONS FY26 – FY31** (Citywide)

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Planning Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department of Planning as required.

For any item marked (), please call the Department of Planning at 410-396-8358 for the most current information. The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8th floor of 417 East Fayette Street. Please note that the security procedures in the Benton Building require that you bring photo-identification with you.**