



PLANNING COMMISSION
Jon Laria, Chair; Eric Stephenson, Vice Chair



AGENDA
March 13, 2025 – #2069

Brandon M. Scott
Mayor

CIP Briefing Session – 12:15pm - 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=mafec7e4a55a061ee7e3f9425fe9bd0c>

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 March 11, 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 27, 2025**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. MINOR SUBDIVISION FINAL PLANS/ 2300 NORTH MONROE STREET (NEW SHILOH) (Seventh District)**

REGULAR AGENDA

- 5. FY 2026-2031 CAPITAL IMPROVEMENT PROGRAM: RECOMMENDATIONS AND VOTE (Citywide)**

1:30 PM

6. CITY COUNCIL BILL #25-0020/ ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 2001 WEST BALTIMORE STREET (Ninth District)

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 2001 West Baltimore Street (Block 0206, Lot 045), as outlined in red on the accompanying plat; granting variances regarding certain bulk regulations (lot size area) and off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)

7. CITY COUNCIL BILL #25-0021/ REZONING – 3221 FREDERICK AVENUE (Ninth District)

For the purpose of changing the zoning for the property known as 3221 Frederick Avenue (Block 2123A, Lot 002), as outlined in red on the accompanying plat, from the I-1 Zoning District to the IMU-1 Zoning District; and providing for a special effective date. (Councilmember Bullock)

8. CITY COUNCIL BILL #25-0023/ REZONING – 3200 LILY AVENUE (Tenth District)

For the purpose of changing the zoning for the property known as 3200 Lily Avenue (Block 7566, Lot 035), as outlined in red on the accompanying plat, from the R-4 Zoning District to the I-1 Zoning District. (Councilmember Porter)

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.**