



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



Brandon M. Scott
Mayor

AGENDA
October 30, 2025 – #2080

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

Tim Keane
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=mce780f3fd6a71cc7afd6bc0c057414d8>

Webinar number: 2331 197 9430 **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 October 28, 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 – October 9, 2025

CONSENT AGENDA

3. CIP TRANSFERS

REGULAR AGENDA

- 4. CITY COUNCIL BILL #25-0091/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING TO 4 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCE – 1425 WEST FAYETTE STREET (Ninth District)**
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197, Lot 013), as outlined in red on the accompanying plat; granting a variance regarding certain bulk regulations (lot size area); and providing for a special effective date. (Councilmember Bullock)

5. **ALLEY CLOSINGS/ CLOSING OF A 5-FOOT AND 10-FOOT ALLEY IN BLOCK 320 (1900 BLOCK OF BRUNT STREET) – SANAA CENTER** (Eleventh District)
6. **CITY COUNCIL BILL #25-0098/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 227 SOUTH WASHINGTON STREET** (Thirteenth District)
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 2 dwelling units on the property known as 227 South Washington Street (Block 1756, Lot 077), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Glover)

1:30 PM

7. **CITY COUNCIL BILL #25-0101/ REPEAL OF ORDINANCES 86-711 AND 92-147 PLANNED UNIT DEVELOPMENT – MOUNT CLARE JUNCTION** (Tenth District)
For the purpose of repealing Ordinance 86-711, as amended by Ordinance 92-147, which designated certain properties a Business Planned Unit Development known as Mount Clare Junction; and providing for a special effective date. (Councilmember Porter)
8. **MAJOR SUBDIVISION FINAL PLANS – 1133-39 RACE STREET AND 113-123 SELDNER PLACE** (Eleventh District)
The proposed subdivision is to create six lots from ten existing lots at 1133-39 Race Street & 113-23 Seldner Place. The applicant is proposing eight residential dwellings on the lots. The subject properties are located in Sharp-Leadenhall.
9. **MAJOR SUBDIVISION FINAL PLANS – 2224 -2232 EAST MADISON STREET AND 2201-2211 ASHLAND AVENUE** (Thirteenth District)
Two sets of major subdivisions located at 2224-2232 E. Madison Street and 2201-2211 Ashland Avenue to construct 8 new rowhomes on clear lots at the intersection of North Madeira Street and Ashland Avenue and the intersection of North Madeira Street and East Madison Street. This project will be treated as two separate subdivisions, but is one project. The project is located in the Middle East neighborhood.

2:00 PM

10. **FY2028 & 2029 LOAN AUTHORIZATION FOR GENERAL OBLIGATION BONDS** (Citywide)
11. **CITY COUNCIL BILL #25-0088/ TAXES – PROPERTY TAX – VACANT LOTS AND VACANT STRUCTURES** (Citywide)
For the purpose of amending the special real property tax rate for vacant and abandoned property to include vacant lots; establishing a subclass of real property of vacant lots and vacant structures; applying a special real property tax rate to the subclass of real property; requiring the provision of notice of the special real property tax rate; providing for the promulgation of rules and regulations; requiring a certain annual report; defining certain terms; repealing certain sections of Ordinance 24-431 that ordained an abrogation date for the Ordinance; and generally relating to the special real property tax rate levied on vacant lots and vacant structures.
(Councilmember Ramos)

12. CITY COUNCIL BILL#25-0093/ ZONING – HARFORD ROAD OVERLAY DISTRICT (Third District)

For the purpose of establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District. (Councilmember Dorsey)

**** Item #12 is Postponed ****

13. CITY COUNCIL BILL #25-0066/ ZONING – HOUSING OPTIONS AND OPPORTUNITY (Citywide)

For the purpose of amending certain provisions of the Baltimore City Zoning Code to promote increased development of low-density multi-family dwellings in certain residential districts; striking residential conversion standards for single-family dwellings into multi-family dwellings; amending certain permitted and conditional uses; amending certain bulk and yard standards; and defining certain terms. (Council President – Administration)

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.**