



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



**AGENDA**  
**August 28, 2025 – #2077**

*Brandon M. Scott*  
Mayor

**Briefing Session – 12:30pm - 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=mf0f564a9a4c6a67345218546a255437e>

**Webinar number:** 2341 611 3400 **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](mailto:eric.tiso@baltimorecity.gov) not later than 4pm on Aug 26, 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 – August 7, 2025**

**CONSENT AGENDA**

- 3. CIP TRANSFERS**
- 4. MINOR SUBDIVISION FINAL PLANS/ 1643 CUBA STREET (Tenth District)**

**REGULAR AGENDA**

- 5. STREET CLOSING/ CLOSING OF TWO PORTIONS OF WYMAN PARK DRIVE (200-BLOCK) – JOHNS HOPKINS UNIVERSITY (Fourteenth District)**
- 6. CITY COUNCIL BILL #25-0081/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING TO 3 DWELLING UNITS IN THE R-7 ZONING DISTRICT – 6901 REISTERSTOWN ROAD (Fifth 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-7 Zoning District on the property known as 6901 Reisterstown Road (Block 4218D, Lot 001), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Schleifer)

**1:30 PM**

**7. FY27-32 CAPITAL IMPROVEMENT PROGRAM KICK OFF**

For the purpose of discussing potential policy changes and priority projects as the Department of Planning prepares for the FY27-32 Capital Improvement Program.

**2:00 PM**

**8. MASTER PLAN ADOPTION: DOWNTOWN RISE**

**Note:** Presentation only, no vote taken at this meeting

**9. CITY COUNCIL BILL #25-0062/ BUILDING CODE – SINGLE EXIT FROM RESIDENTIAL OCCUPANCY (Citywide)**

For the purpose of permitting certain residential buildings to have a single exit or access to a single exit, so long as certain conditions are met regarding the construction of the exit. (Councilmember Dorsey)

**2:30 PM**

**10. CITY COUNCIL BILL #25-0064/ ZONING – BULK AND YARD REQUIREMENTS – AMENDMENTS (Citywide)**

For the purpose of amending certain bulk and yard requirements in residential zoning districts. (Councilmember Gray)

**11. CITY COUNCIL BILL #25-0065/ ZONING – ELIMINATING OFF-STREET PARKING REQUIREMENTS (Citywide)**

For the purpose of repealing requirements for providing a minimum number of off-street parking spaces per use type; setting certain parking maximums; and correcting, clarifying, and conforming related provisions and tables. (Councilmember Blanchard)

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 8<sup>th</sup> floor of 417 East Fayette Street. Please note that the security procedures in the Benton Building require that you bring photo-identification with you.**