



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



AGENDA
Aug 7, 2025 – #2076

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=m8621ea8971c921caab54bef1476d69da>

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 Aug 5, 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 – July 17, 2025

CONSENT AGENDA

3. CIP TRANSFERS

4. MINOR SUBDIVISION FINAL PLANS/ 3570 POOLE STREET (Seventh District)

REGULAR AGENDA

5. CITY COUNCIL BILL#25-0077/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT IN THE R-8 ZONING DISTRICT – VARIANCES – 541 LAFAYETTE AVENUE (Eleventh District)

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 541 Lafayette Avenue (Block 0414, Lot 062), 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 Blanchard)

1:30 PM

6. CITY COUNCIL BILL #25-0082/ PLANNED UNIT DEVELOPMENT – AMENDMENT – UNDER ARMOUR HEADQUARTERS – PUD #146A (Eleventh District)

For the purpose of approving certain amendments to the Under Armour Headquarters Planned Unit Development; and providing for a special effective date. (Councilmember Blanchard)

Note for Items #7, #8, and #9: Planning staff will present a report, but the Planning Commission will defer action until their meeting of Aug 28th.

7. 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)

8. 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)

2:00 PM

9. 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)

2:30 PM

10. 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.

NOTICE OF POSSIBLE ADMINISTRATIVE SESSION

Upon adjournment of its meeting, the Commission may reconvene for an administrative session solely to discuss non-public, administrative functions as permitted by the Maryland Open Meetings Act.

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.

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.