



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



AGENDA
July 17, 2025 – #2075

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=mbaa5c38d1ae3b42bf6bb88f50620fd82>

Webinar number: 2337 495 9077 **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 July 15, 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 – June 26, 2025**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. MINOR SUBDIVISION FINAL PLANS/ 1 NORTH WOLFE STREET – BELIEVE IN TOMORROW CHILDREN’S FOUNDATION (Thirteenth District)**

MINOR CHANGE AND FINAL DESIGN APPROVAL/ PLANNED UNIT DEVELOPMENT #125

REGULAR AGENDA

- 5. CITY COUNCIL BILL #25-0076/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 3224 AUCHENTOROLY TERRACE** (Seventh 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 3224 Auchentoroly Terrace, as outlined in red on the accompanying plat; granting variances regarding certain off-street parking requirements; and providing for a special effective date.

- 6. CITY COUNCIL BILL #25-0071/ ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 15 EAST WEST STREET** (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 15 East West Street (Block 0965, Lot 046), 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 Blanchard)

1:30 PM

- 7. AMENDMENT TO THE NORTH HARBOR AREA OF SPECIAL SIGN CONTROL (ASSC) – ADDITIONAL BILLBOARD** (Eleventh District)

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.

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.**