



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



AGENDA

June 26, 2025 – #2074

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=m3892941a3f45fd706dcd0de58ada8816>

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 June 24, 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 5, 2025**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. ADOPTION OF PLANNING COMMISSION SCHEDULE – THROUGH JUNE 2026**

REGULAR AGENDA

- 5. CITY COUNCIL BILL #25-0063/ ZONING ADMINISTRATOR – TRANSFER TO DEPARTMENT OF PLANNING (Citywide)**

**** Item #6 is Postponed**

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)

7. CITY COUNCIL BILL #25-0072/ ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNITS TO 2 DWELLING UNITS EACH IN THE R-8 ZONING DISTRICT – 1703 AND 1709 EDMONDSON AVENUE (Ninth 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 1703 Edmondson Avenue (Block 0121, Lot 017) and a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1709 Edmondson Avenue (Block 0121, Lot 020), as outlined in red on the accompanying plat; granting variances regarding off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)

1:30 PM

8. MAJOR SUBDIVISION FINAL PLANS/ 3603 GWYNN’S FALLS PARKWAY
(Seventh District)

The proposed subdivision is to create 4 lots from 2 existing lots at 3606 Gwynn’s Falls Pkwy for the development of 4 semi-detached dwellings.

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

2:00 PM

10. MINOR CHANGE AND FINAL DESIGN APPROVAL/ BELVEDERE SQUARE PUD – 550 EAST BELVEDERE AVENUE – IONNA ELECTRIC CHARGING STATION
(Fourth District)

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.