



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



AGENDA
May 15, 2025 – #2072

Brandon M. Scott
Mayor

Briefing Session – 12:00pm - 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=mcd27d7f752b26c630d597f199863f790>

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 May 13, 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 – April 24, 2025**

CONSENT AGENDA

- 3. CIP TRANSFERS**

REGULAR AGENDA

- 4. CITY COUNCIL BILL #25-0054/ ZONING – W-2 OVERLAY DISTRICT – AMENDMENT** (Tenth District)

For the purpose of amending the view corridor requirements in the W-2 Overlay District; and amending “Table 12 903(4). Middle Branch Waterfront Area” to include revised view corridors. (Councilmember Porter)

WESTPORT MASTER PLAN UPDATE (Tenth District)

1:45 PM

- 5. CITY COUNCIL BILL #25-0041/ ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-7 ZONING DISTRICT – VARIANCES – 2628 EDMONDSON AVENUE** (Ninth 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 2628 Edmondson Avenue, 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 Bullock)
- 6. MAJOR SUBDIVISION FINAL PLANS (2025-002): 4701 & 4801 HOMER AVENUE / PARK HEIGHTS PHASE I** (Sixth District) The proposed subdivision is to create (17) single family lots from the two lots previously created by the resubdivision plat for Park Heights as recorded in the Land Records Office under XAC 4435 on December 1, 2022.

2:00 PM

- 7. STREET CLOSING/ BLOCK 1604 – NORTH CASTLE STREET & ASHLAND AVENUE** (Thirteenth District)
- 8. STREET CLOSING/ EAST CHASE STREET AT KRESSON STREET – BLOCK 6166** (Thirteenth District)

2:30 PM

- 9. CITY COUNCIL BILL #25-0040/ ZONING – USES – RETAIL: SMALL BOX ESTABLISHMENT** (Citywide)
For the purpose of making small box discount retail stores a conditional use by approval of the Board of Municipal Zoning Appeals in all commercial zoning districts; setting use standards for new small box discount retail stores; and defining certain terms.
(Councilmember Middleton)

**** Item #9 is Postponed ****

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.**