



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



Brandon M. Scott
Mayor

Briefing Session – 12:45pm - 1:00 pm
Regular Session – 1:00 pm

Chris Ryer
Director

AGENDA

October 9, 2025 – #2079

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=m57030264ef1f1c037442792a617145c6>

Webinar number: 2349 178 5797 **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 October 7, 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 – September 18, 2025**

CONSENT AGENDA

- 3. CIP TRANSFERS**

REGULAR AGENDA

- 4. BALTIMORE CITY PUBLIC SCHOOL SYSTEM CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2027-2032 (Citywide)**

1:30 PM

- 5. DOWNTOWN RISE MASTER PLAN – ADOPTION (Eleventh District)**
- 6. ALLEY CLOSINGS/ CLOSING OF A 5-FOOT AND 10-FOOT ALLEY IN BLOCK 320 (1900 BLOCK OF BRUNT STREET) – SANAA CENTER (Eleventh District)**

7. CITY COUNCIL BILL #25-0089/ ZONING – REZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING TO 2 DWELLING UNITS IN THE R-7 ZONING DISTRICT – 1029 WEST 37TH STREET (Seventh District)

For the purpose of changing the zoning for the property known as 1029 West 37th Street (Block 3539, Lot 014), as outlined in red on the accompanying plat, from the R-6 Zoning District to the R-7 Zoning District; permitting, subject to certain conditions, the conversion of a single-family dwelling unit on the property to 2 dwelling units; and providing for a special effective date. (Councilmember Torrence)

2:00 PM

8. CITY COUNCIL BILL #25-0090/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING TO 2 DWELLING UNITS IN THE R-7 ZONING DISTRICT – VARIANCE – 220 NORTH CULVER STREET (Eighth 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-7 Zoning District on the property known as 220 North Culver Street (Block 2275A, Lot 135), 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 Gray)

9. CITY COUNCIL BILL #25-0066/ ZONING – HOUSING OPTIONS AND OPPORTUNITY (Citywide)

For the purpose of amending certain provisions of the Baltimore City Zoning Code to promote increased development of low-density multi-family dwellings in certain residential districts; striking residential conversion standards for single-family dwellings into multi-family dwellings; amending certain permitted and conditional uses; amending certain bulk and yard standards; and defining certain terms. (Council President – Administration)

Note: Presentation only, no vote taken at this meeting

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.**