



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



**AGENDA**  
**September 18, 2025 – #2078**

*Brandon M. Scott*  
Mayor

**Briefing Session – 12:15pm - 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=m487404f3b0bd17ea2a37159ef4e426d6>

**Webinar number:** 2346 641 9350 **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](mailto:eric.tiso@baltimorecity.gov) not later than 4pm on September 16, 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 – August 28, 2025**

**CONSENT AGENDA**

- 3. CIP TRANSFERS**
- 4. PLANNING COMMISSION RULES AMENDMENT**
- 5. CITY COUNCIL BILL #25-0086/ CITY STREETS – CLOSING – A PORTION OF NORTH CHAPEL STREET (Thirteenth District)**  
For the purpose of condemning and closing a portion of North Chapel Street extending northerly 305.2 feet more or less, from the north side of Jefferson Street bounded by McElderry Street, North Washington Street, Jefferson Street, and North Wolfe Street, as shown on a plat numbered 309 A 30A, prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date.  
(Administration - DOT)

## REGULAR AGENDA

6. **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) – DRAFT INCLUSIONARY HOUSING RULES & REGULATIONS – UPDATE** (Citywide)
  
7. **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)
  
8. **CITY COUNCIL BILL #25-0091/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING TO 4 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCE – 1425 WEST FAYETTE STREET** (Ninth District)  
For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 4 dwelling units in the R-8 Zoning District on the property known as 1425 West Fayette Street (Block 0197, Lot 013), 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 Bullock)

### 1:30 PM

9. **CITY COUNCIL BILL #25-0092/ ZONING – CONDITIONAL USE CONVERSION TO A BANQUET HALL IN THE C-2 ZONING DISTRICT – VARIANCE – 1123 WEST BALTIMORE STREET** (Ninth District)  
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 1123 West Baltimore Street (Block 0217, Lot 012) in the C-2 Zoning District, as outlined in red on the accompanying plat; granting a variance regarding off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)
  
10. **CITY COUNCIL BILL #25-0078/ CITY STREETS – CLOSING – PORTIONS OF CERTAIN STREETS AND ALLEYS BOUNDED BY RIGGS AVENUE, N. PAYSON STREET, AND THE LAND OF NATIONAL RAILROAD PASSENGER COMPANY (AMTRAK)** (Ninth District)  
For the purpose of condemning and closing portions of certain streets and alleys bounded by Riggs Avenue, N. Payson Street, the former bed of Mosher Street and the Land of National Railroad Passenger Corporation (Amtrak) as shown on a plat numbered 316 C 5 Series for Group A prepared by the Survey Section and filed in the Office of the Department of Transportation; and providing for a special effective date. (Councilman Bullock)

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 8<sup>th</sup> floor of 417 East Fayette Street. Please note that the security procedures in the Benton Building require that you bring photo-identification with you.**