



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



Brandon M. Scott
Mayor

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

Renata Southard
Acting Director

IMPORTANT: We will be offering a virtual component for this meeting, though if your participation is critical we recommend attending in-person, as this option is not guaranteed. 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=md0c13de15329b016674bca8253321f5a>

Webinar number: 2333 644 7746 **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 12, 2026.

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 23, 2026**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. DISCUSSION – MARCIA COLLINS AND LAURIE FEINBERG MEMORIAL AWARDS**
- 5. MINOR SUBDIVISION/ 3600 ELM AVENUE (Fourteenth District)**

REGULAR AGENDA

1:15 PM

- 6. MAJOR SUBDIVISION FINAL DEVELOPMENT PLANS – WESTPORT PARCELS C-F (Tenth District)**

7. CITY COUNCIL BILL #26-0149/ REZONING – 2441-2449 WEST BALTIMORE STREET (Ninth District)

For the purpose of changing the zoning for the property known as 2441-2449 W Baltimore Street (Block 2152, Lot 001), as outlined in red on the accompanying plat, from the I-1 Zoning District to the C-2 Zoning District; and providing for a special effective date. (Councilmember Bullock)

1:30 PM

8. CITY COUNCIL BILL #26-0176/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCE – 812 NORTH CAREY STREET (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 812 N Carey Street (Block 0089, Lot 057), 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)

9. CITY COUNCIL BILL #26-0177/ REZONING – 901 SOUTH CATON AVENUE (Ninth District)

For the purpose of changing the zoning for the property known as 901 S Caton Avenue (Block 2108C, Lot 001), as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District; and providing for a special effective date. (Councilmember 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 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.**