



PLANNING COMMISSION
Sean D. Davis, Chair; Eric Stephenson, Vice Chair



AGENDA
May 9, 2024 – #2055

Brandon M. Scott
Mayor

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

Chris Ryer
Director

This meeting will be conducted **in-person only**. We are still working to perfect a remote video conference option in a "hybrid" meeting format, but it is not available for this meeting. Please check the Planning Commission agenda webpage for updates and participation instructions: <https://pc.baltimorecity.gov/2024-agendas>

You may submit written testimony to eric.tiso@baltimorecity.gov not later than 4pm on May 7, 2023.

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 18, 2023**
- 3. CHANGE OF SCHEDULE AND VENUE – MEETING OF MAY 30, 2024 – BALTIMORE UNITY HALL, 1505 EUTAW PLACE AT 6PM**

CONSENT AGENDA

- 4. CIP TRANSFERS**
- 5. MINOR SUBDIVISION FINAL PLANS/ 6812 EVERALL AVENUE (Second District)**
- 6. MINOR SUBDIVISION FINAL PLANS/ 230 N. FULTON AVENUE; 1800 PENROSE AVENUE (Ninth District)**
- 7. CITY COUNCIL BILL #24-0519/ PORT COVINGTON COMMUNITY BENEFITS DISTRICT AND MANAGEMENT AUTHORITY – RENEWAL THROUGH JUNE 30, 2028 (Eleventh District)**
For the purpose of reviewing, renewing and continuing the Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Port Covington Community Benefits District and the Port Covington Community Benefits Management Authority. (Councilmember Costello)
- 8. MINOR SUBDIVISION REVISED DEVELOPMENT PLANS/ 1211 & 1231 JEFFERSON STREET (Twelfth District)**

REGULAR AGENDA

- 9. MINOR SUBDIVISION FINAL PLANS / 1500 BANK STREET (PERKINS V)**
(Twelfth District)
- 10. CITY COUNCIL BILL #24-0516/ ZONING – CONDITIONAL USE – PARKING LOT (PRINCIPAL USE) – 1211 JEFFERSON STREET** (Twelfth District)
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a principal use parking lot on the property known as 1211 Jefferson Street (Block 1295, Lot, 001G), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Stokes)
- 11. CITY COUNCIL BILL #24-0511/ REPEAL OF ORDINANCE 01-284 - HOME DEPOT AT REISTERSTOWN PLAZA PLANNED UNIT DEVELOPMENT #112**
(Fifth District)
For the purpose of repealing Ordinance 01-284, which designated certain properties a Business Planned Unit Development known as Home Depot at Reisterstown Plaza; and providing for a special effective date. (Councilmember Schleifer)
- 12. CITY COUNCIL BILL #24-0512/ REPEAL OF ORDINANCE 01-257, AS AMENDED BY ORDINANCE 02-447 – REISTERSTOWN ROAD PLAZA SHOPPING CENTER PLANNED UNIT DEVELOPMENT #111A** (Fifth District)
For the purpose of repealing Ordinance 01-257, as amended by Ordinance 02-447, which designated certain properties a Business Planned Unit Development known as Reisterstown Road Plaza Shopping Center; and providing for a special effective date. (Councilmember Schleifer)
- 1:30 PM**
- 13. CITY COUNCIL BILL #24-0513/ REPEAL OF ORDINANCE 99-533, AS AMENDED BY ORDINANCE 16-569 – NEW SHILOH BAPTIST CHURCH PLANNED UNIT DEVELOPMENT #100** (Seventh District)
For the purpose of repealing Ordinance 99-533, as amended by Ordinance 16-569, which designated certain properties a Business Planned Unit Development known as New Shiloh Baptist Church; and providing for a special effective date. (Councilmember Torrence)
- 14. CITY COUNCIL BILL #24-0497 – ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNITS TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 1005 WEST LANVALE 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 1005 West Lanvale Street (Block 0104, Lot 003), as outlined in red on the accompanying plat; granting variances from off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)

15. CITY COUNCIL BILL #24-0514/ ZONING – CONDITIONAL USE CONVERSION OF SINGLE-FAMILY DWELLING UNITS TO 2 DWELLING UNITS IN THE R-7 ZONING DISTRICT – VARIANCES – 3040 BARCLAY STREET (Fourteenth District)

For the purpose of permitting, subject to certain conditions, the conversion of certain single-family dwelling units to 2 dwelling units in the R-7 Zoning District on the property known as 3040 Barclay Street (Block 357A8, Lot 033), as outlined in red on the accompanying plat; granting variances from certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date. (Councilmember Ramos)

16. CITY COUNCIL BILL #24-0504/ ZONING – OPEN SPACE DISTRICT – CONDITIONAL USE CULTURAL FACILITY AND PARKING LOT – VARIANCES – C.C. JACKSON PARK AND LIBRARY – 4910 PARK HEIGHTS AVENUE (Sixth District)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a cultural facility and an open off-street parking area on the property known as C.C. Jackson Park and Library, 4910 Park Heights Avenue (Block 4605, Lots 001-018, 021, 055-065) as outlined in red on the accompanying plats; and providing for a special effective date. (Councilmember Middleton)

2:00 PM

17. MINOR CHANGE AND FINAL DESIGN APPROVAL/ POPPLETON PUD #136 – 999 WEST SARATOGA STREET (231 NORTH SCHROEDER STREET) (Ninth District)

18. CITY COUNCIL BILL #24-0499/ REZONING – 2101 GOULD STREET (Eleventh District)

For the purpose of changing the zoning for the property known as 2101 Gould Street (Block 1053, Lot 005A), as outlined in red on the accompanying plat, from the I-2 Zoning District to the PC-2 Zoning District. (Councilmember Costello)

19. CITY COUNCIL BILL #24-0500/ ZONING – PORT COVINGTON AREA OF SPECIAL SIGNAGE CONTROL – AMENDMENT (Eleventh District)

For the purpose of revising the criteria for the Port Covington Area of Special Signage Control; and providing for a special effective date. (Councilmember Costello)

2:30 PM

20. MAJOR SUBDIVISION FINAL PLANS – WAIVER/ 2201 KLOMAN STREET – ONE WESTPORT TOWNHOMES (Tenth 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.**