



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



AGENDA
Aug 1, 2024 – #2058

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 July 30, 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 – July 11, 2024**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. CITY COUNCIL BILL #24-0541/ REAL ESTATE PRACTICES – DISCLOSURES – URBAN RENEWAL PLANS (Citywide)**
For the purpose of requiring certain disclosures in order to sell a property that is located in an area subject to an Urban Renewal Plan; defining certain terms; and providing for certain penalties. (Councilmember Ramos)
- 5. MINOR SUBDIVISION FINAL PLANS/ 6114 RIDGEVIEW AVENUE (Second District)**

REGULAR AGENDA

- 6. MAJOR SUBDIVISION FINAL PLANS/ 1426 HULL STREET (Eleventh District)**
- 7. CITY COUNCIL BILL #24-0549/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES 1002 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 1002 West Lanvale Street (Block 0092, Lot 040), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)

8. CITY COUNCIL BILL #24-0515/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 2 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 223 SOUTH STRICKER 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 223 South Stricker Street (Block 264, Lot 19) as outlined in red on the accompanying plat; granting variances to certain bulk regulations (lot area size) and off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)

9. CITY COUNCIL BILL #24-0533/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 4 DWELLING UNITS IN THE R-8 ZONING DISTRICT – VARIANCES – 15 NORTH STRICKER 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 15 North Stricker Street (Block 0197, Lot 020), as outlined in red on the accompanying plat; and granting variances from off-street parking requirements; and providing for a special effective date. (Councilmember Bullock)

1:30 PM

10. CITY COUNCIL BILL #24-0557/ ZONING – CONDITIONAL USE – PARKING LOT (PRINCIPAL USE) – 1200 BRENTWOOD AVENUE (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 1200 Brentwood Avenue (Block 1152, Lot, 026), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Stokes)

11. CITY COUNCIL BILL #24-0552/ ZONING – COMMERCIAL 1 VILLAGE CENTER DISTRICT – CONDITIONAL USE RETAIL GOODS ESTABLISHMENT (WITH ALCOHOLIC BEVERAGE SALES) – VARIANCES – 6242 BELLONA AVENUE (Fourth District)

For the purpose of permitting, subject to certain conditions, the continued operation and expansion of a retail goods establishment (with alcoholic beverage sales) on the property known as the Pinehurst Wine Shoppe, 6242 Bellona Avenue (Block 4976, Lot 011), as outlined in red on the accompanying plat; granting a variance from corner side-yard setback requirements; and providing for a special effective date. (Councilmember Conway)

2:00 PM

12. CITY COUNCIL BILL #24-0540/ URBAN RENEWAL – COLDSTREAM HOMESTEAD MONTEBELLO – AMENDMENT ____ (Fourteenth District)

For the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to prohibit development of multi-family dwelling units within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Councilmember Ramos)

13. CITY COUNCIL BILL #24-0544/ ZONING – HARFORD ROAD OVERLAY DISTRICT (Third District)

For the purpose of establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District. (Councilmember Dorsey)

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.**