



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



Brandon M. Scott
Mayor

Briefing Session – 12:00 pm - 12:30 pm
Regular Session – 12:30 pm

Chris Ryer
Director

AGENDA

November 30, 2023 – #2045

This meeting will be conducted in-person, with a **hybrid** meeting option. If your participation in this meeting is critical, we recommend attending in person, in case we experience technical difficulties.

Webex link: <https://bmore.webex.com/bmore/j.php?MTID=m6c5f7d46ca54a72855e65f56b7b787db>

Password: **Planning**

Please check the Planning Commission agenda webpage for updates and participation instructions:
<https://pc.baltimorecity.gov/2023-agendas>

You may submit written testimony to eric.tiso@baltimorecity.gov not later than 4pm on November 28, 2023. Submittals will be online for public review the day prior to the meeting: <https://baltimoreplanning.wixsite.com/pcpublic>

12:30 PM

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES – November 2, 2023**

CONSENT AGENDA

- 3. CIP TRANSFERS**
- 4. MINOR SUBDIVISION FINAL PLANS/ 6502 PARR AVENUE (Fifth District)**
- 5. MINOR SUBDIVISION FINAL PLANS/ 4511-4529 HARFORD ROAD (Third District)**
- 6. MINOR CHANGE AND REVISED FINAL DEVELOPMENT PLAN/ PLANNED UNIT DEVELOPMENT #9 – 1500 SOUTH EDGEWOOD STREET (Tenth District)**
- 7. LIFEBRIDGE/SINAI HOSPITAL PUD #72 – MASTER FOREST CONSERVATION EASEMENT MODIFICATION**

REGULAR AGENDA

- 8. ADOPTION OF THE 2023 DISASTER PREPAREDNESS AND PLANNING PROJECT (2023 DP3)**

9. NORTH HARBOR AREA OF SPECIAL SIGN CONTROL – AMENDMENT TO SIGN PLAN (Eleventh District)

10. STREET CLOSING/ CLOSING OF NORTH CHAPEL STREET AND THREE TEN FOOT ALLEYS IN BLOCK 1649 (Thirteenth District)

11. CITY COUNCIL BILL #22-0297/ REZONING – 2101 WASHINGTON BOULEVARD (Tenth District)

For the purpose of changing the zoning for the property known as 2101 Washington Boulevard (Block 0770, Lot 006) , as outlined in red on the accompanying plat, from the C-2 Zoning District to the I-1 Zoning District. (Councilmember Porter)

1:00 PM

12. CITY COUNCIL BILL #23-0425/ IMPROVING SAFETY AND HABITABILITY IN SUPPORTIVE AND OTHER RESIDENTIAL HOUSING (Citywide)

For the purpose of defining the term “supportive housing facility” in the Baltimore City Building Code; requiring a permit before any person may transfer ownership or operation of certain property in certain circumstances; updating use and occupancy classifications; and categorizing congregate living facilities as rental dwellings and requiring their licensing. (Council President on behalf of the Administration)

13. CITY COUNCIL BILL #23-0435/ ZONING CODE – MODIFICATIONS (Citywide)

For the purpose of amending provisions of the Baltimore City Zoning Code relating to variances to conform to relevant State law; making modifications to the process of granting variances; clarifying provisions of the Zoning Code relating to nonconforming structures; providing for a special effective date; and generally relating to the zoning and land-use laws of the City of Baltimore. (Councilmember Schleifer)

14. CITY COUNCIL BILL #23-0439/ ZONING – VARIANCE – SIDE YARD – 6709 WESTERN RUN DRIVE (Fifth District)

For the purpose of granting a variance from certain side yard regulations in the R-1E Zoning District for the expansion of a residential dwelling on the property known as 6709 Western Run Drive (Block 4250, Lot 016), as outlined in red on the accompanying plat. (Councilmember Schleifer)

1:30 PM

15. MAJOR SUBDIVISION FINAL PLANS/ 3309 CHESLEY AVENUE (Second District)

16. CITY COUNCIL BILL #23-0443/ REZONING – 3500 WEST FOREST PARK AVENUE (Seventh District)

For the purpose of changing the zoning of the property known as 3500 West Forest Park Avenue (Block 2911, Lot 023), as outlined in red on the accompanying plat, from the C-1 zoning district to the R-1 zoning district. (Councilmember Torrence)

2:00 PM

17. CITY COUNCIL BILL #23-0444/ CHARTER AMENDMENT – INNER HARBOR PARK (Eleventh District)

For the purpose of amending the provision dedicating for public park uses the portion of the City that lies along the north west and south shores of the Inner Harbor, south of Pratt Street to the water’s edge, east of Light Street to the water’s edge, and north of Key Highway to the water’s edge, from the World Trade Center around the shoreline of the Inner Harbor and including Rash Field to permit multifamily residential development and off-street parking within the dedicated boundaries of Inner Harbor Park; and submitting this amendment to the qualified voters of the City for adoption or rejection. (Councilmember Costello & Council President)

CITY COUNCIL BILL #23-0446/ ZONING – C-5-IH INNER HARBOR SUBDISTRICT – AMENDMENT Eleventh District)

For the purpose of amending the description C-5-IH Inner Harbor Subdistrict; and amending the bulk and yard regulations for the Subdistrict. (Councilmember Costello & Council President)

CITY COUNCIL BILL #23-0448/ URBAN RENEWAL – INNER HARBOR PROJECT I – AMENDMENT 21 (Eleventh District)

For the purpose of amending the Urban Renewal Plan for Inner Harbor Project I; amending the Development Area Controls for certain development areas; amending the Land Use and Proposed Zoning exhibits to the Plan; waiving certain content and procedural requirements, making the provisions of this Ordinance severable; providing the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Councilmember Costello & Council President)

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.**