



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



**AGENDA**  
**November 20, 2025 – #2081**

*Brandon M. Scott*  
Mayor

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

*Tim Keane*  
Director

**IMPORTANT UPDATE:** We will be offering a virtual component for this meeting, though 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=m40a8b34374f3b523b68c6cec1fe1ef40>

**Webinar number:** 2342 806 9993 **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 November 18, 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 – October 30, 2025**

**CONSENT AGENDA**

**3. CIP TRANSFERS**

**REGULAR AGENDA**

**4. CITY COUNCIL BILL #25-0103/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 1224 WEST LAFAYETTE AVENUE (Ninth District)**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Bullock)

5. **MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ PLANNED UNIT DEVELOPMENT #146A – CHRISTO REY HIGH SCHOOL** (Eleventh District)
6. **CITY COUNCIL BILL #25-\_\_\_\_ / PLANNED UNIT DEVELOPMENT – DESIGNATION – TIVOLY ECO-VILLAGE** (Fourteenth District) For the purpose of approving the application of Urban Green LLC, acting as authorized agent of the owner of certain real property located at 2700-2798 Tivoly Avenue, 2701-2793 Tivoly Avenue, 2700-2770 Fenwick Avenue, 1701-1711 28th Street, 1811-1813 28th Street, 2700-2740 Hugo Avenue, and 2701-2735 Hugo Avenue, to have that property designated Planned Unit Development; and approving the Development Plan submitted by the applicant; and approving a special effective date. (Councilmember Ramos)

**Note:** This bill is expected to be introduced on Monday, November 10<sup>th</sup>. A revised agenda with the Council Bill number will be published at that time.

### **1:30 PM**

7. **CITY COUNCIL BILL #25-0114/ ZONING – USES – SMOKE SHOP** (Citywide)  
For the purpose of making smoke shops a conditional use by approval of the Board of Municipal and Zoning Appeals in all commercial zoning and mixed-use districts; setting use standards for smoke shops; making conforming changes; and defining certain terms. (Councilmember Blanchard)
8. **CITY COUNCIL BILL #25-0115/ WINDOW DISPLAY – LUMINANCE** (Citywide)  
For the purpose of creating limits on the luminance of a window display; and defining certain terms. (Councilmember Jones)

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.**