



*Catherine E. Pugh*  
Mayor

## PLANNING COMMISSION

*Sean D. Davis, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**September 6, 2018**

**REQUEST:** Alley Closing/ Block 3670A, Closing of a 10-foot Alley in the Vicinity of Keswick Road, Harding Place, Beech Avenue, and 33<sup>rd</sup> Street

**RECOMMENDATION:** Approval

**STAFF:** Matthew DeSantis, AICP

**PLANNING DISTRICT:** North

**PETITIONER:** Unland LLC. And Schwing, LLC c/o Milton Shaw

**OWNER:** The Mayor and City Council

#### **SITE/GENERAL AREA**

Site Conditions: The alley proposed to be closed is adjacent to four (4) properties owned by the petitioner, Milton Shaw. These parcels, including the subject alleyway, are currently gated.

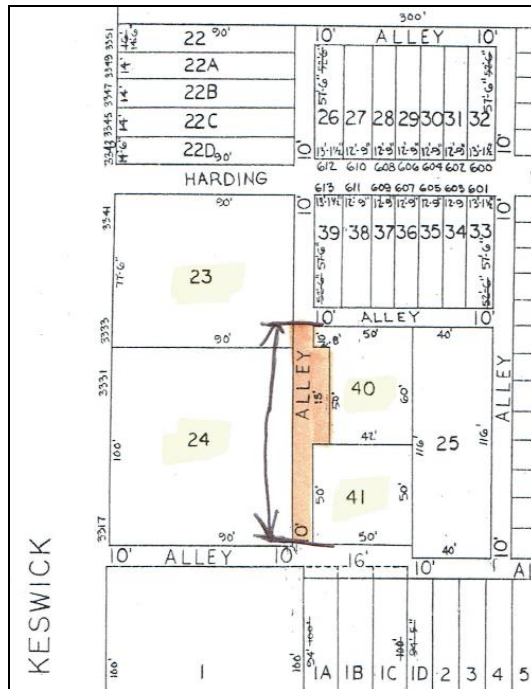
General Area: The alley proposed to be closed is located in the Wyman Park neighborhood in Central Baltimore. The alley and abutting parcels are immediately neighbored by a 7/11 convenience store to the south, a garage to the east, and rowhomes to the north. There is a significant grade change within the block; the alleyways and properties to the immediate south and east are below a retaining wall.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **ANALYSIS**

Proposal: The applicant has requested the Department of Transportation to close this alley lying in block 3670A as indicated on the plat below:



All of the abutting parcels are owned by the applicant, Milton Shaw. As indicated on the plat map, lot 24 is improved with a 1 story commercial building; lot 23 is a surface parking lot; lot 40 is surface parking lot / storage area; lot 41 is a 1 story garage / warehouse building. There are currently gates at both ends of the alley in question. Based on field research as well as testimony provided by the property owner, these gates have been in place for many years. Since the alley has already, therefore, been effectively functioning as private property, there will be no practical change as a consequence of its closing.

This action has been referred to the Planning Commission for review as an extension of the Master Plan review authority assigned by the City Charter, Art. VII, §§72 and 74. Given that the all of the parcels abutting this alley proposed for closure are under sole ownership, and given that the alley has been gated for many years and not been serving a public need, staff recommends that the Planning Commission find that there is no further need for public use of the alley and that it can be closed. Any utilities in the area to be closed would need to either be removed or would require an easement. This request before the Planning Commission does not constitute the actual closing or sale of the subject alleyway, as these actions would require legislation.

**Community Notification:** The Hampden Community Council, the Wyman Park Community Association, and Councilwoman Mary Pat Clarke have been notified of this action.

**Thomas J. Stosur**  
**Director**