


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	STREET CLOSING / BLOCK 3622 – STREET CLOSING – CLOSING OF A 10' ALLEY BETWEEN HOWARD STREET AND MACE STREET		

DATE:

TO

Ms. Michelle Pourciau, Director
 Department of Transportation
 417 East Fayette Street, Benton Building

February 8, 2018

This is to inform you that on February 1, 2018, the Planning Commission recommended approval of the closing of a 10' alley between N. Howard Street and Mace Street, to the north of W. 23rd Street. A copy of the staff report is attached. The purpose of this closure is for the assembly of land for the future redevelopment of the surrounding parcels.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

TJS/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Kyron Banks, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Ms. Marcia Collins, DPW
 Mr. David Framm, DOT
 Mr. Francis Burnszynski, PABC
 Ms. Caroline Hecker, Esq.



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 1, 2018

REQUEST: Alley Closing/Closing of a 10 Foot Alley Between N. Howard Street and Mace Street, North of W. 23rd Street, Block 3622

RECOMMENDATION: Approval

STAFF: Matthew DeSantis, AICP

PLANNING DISTRICT: North

PETITIONER: Rosenberg, Martin, and Greenberg c/o Caroline Hecker on behalf of Ms. Debbie Nelson

OWNER: The Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The alley proposed to be closed is adjacent to five (5) properties owned by a Debbie L. Bryant. These parcels, including the subject alleyway, are currently gated and being used for the operation of a private car rental facility.

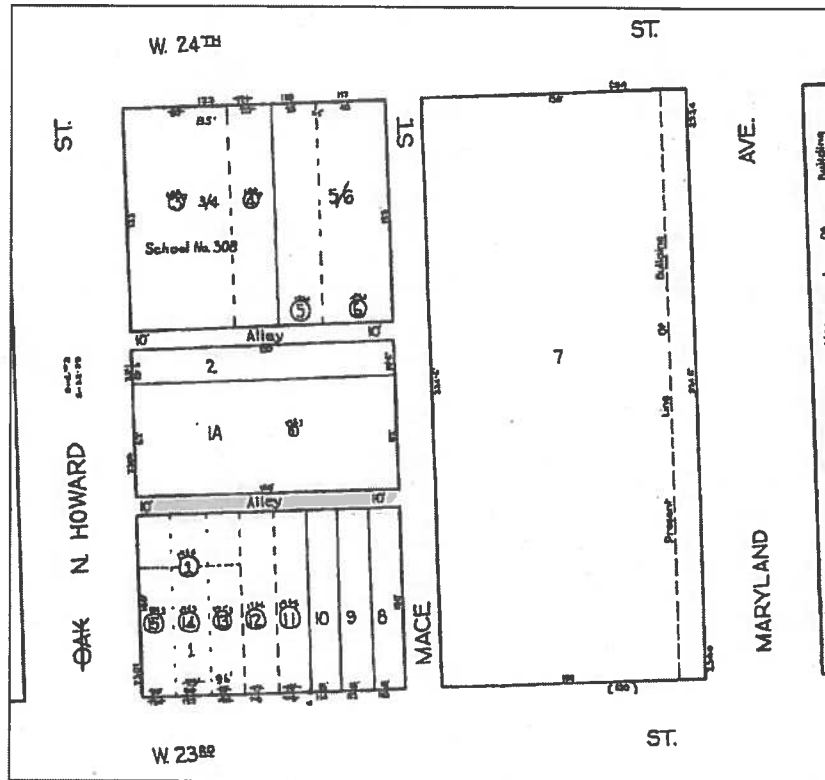
General Area: The alley proposed to be closed is located in the Old Goucher neighborhood in Central Baltimore. The alley and abutting parcels are neighbored by a church to the north, the Mayor's Office of Employment Development building to the west, W. 23rd Street and a gas station to the south, and an auto body repair facility to the west.

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 3622 as indicated on the plat below:



All of the abutting parcels have sole ownership and the property is currently used as a NextCar vehicle rental business. Per information provided by the applicant's attorney, the alley in question has been gated on each end for at least the past seven years. As the alley has already been effectively functioning as private property, there will be no practical change as a consequence of its closing. The landowner is in the process of investigating future redevelopment of the site, and as such wishes to consolidate the alley with the remainder of her parcels.

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 comprise a possible redevelopment site, 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 will need to either be removed or will require an easement.

Community Notification: The Old Goucher Community Association and the Charles-Village Community Association have been notified of this action.

Thomas J. Stosur

Thomas J. Stosur
Director