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<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #10-0612/ SALE OF PROPERTY – 1119 POPLAR GROVE		

TO

DATE:

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 N. Holliday Street  
 Baltimore, MD 21202

January 19, 2011

At its regular meeting of November 18, 2010 the Planning Commission considered City Council Bill #10-0612, which is for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 1119 Poplar Grove Street (Block 2388, Lot 030) and no longer needed for public use; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #10-0612 and adopted the following resolution, seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #10-0612 be passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Division Chief of the Land Use and Urban Design Division, at 410-396-4488.

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Attachments

cc:

- Ms. Kaliopé Parthemos, Deputy Mayor
- Ms. Sophie Dagenais, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Karen Randle, City Council Services
- Mr. Walter Horton, Department of Real Estate



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

### STAFF REPORT

**November 18, 2010**

**REQUEST:** City Council Bill #10-0612/ Sale of Property – 1119 Poplar Grove Street

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 1119 Poplar Grove Street (Block 2388, Lot 030) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Kenneth Hranicky

**PETITIONER:** The Administration (Department of Housing and Community Development)

**OWNER:** Mayor and City Council

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

**Site Conditions:** The property 1119 Poplar Grove Street is a midblock, 2-story rowhouse that has been vacant since 1998. The parcel measures approximately 14' x 110'. The parcel is approximately 1,448 square feet in size and is zoned R-6.

**General Area:** The subject property is located in the Winchester Neighborhood. The area is predominantly residential.

#### **HISTORY**

- Ordinance Number 78-701, approved April 17, 1978, established the Sandtown-Winchester Urban Renewal Plan.
- Amendment No. 3, dated March 8, 1993, approved by the Mayor and City Council of Baltimore by Ordinance No. 232, dated July 2, 1993.

## **CONFORMITY TO PLANS**

This proposal to sell the subject properties is consistent with the Baltimore City Comprehensive Master Plan EARN Goal 1, Objective 1: Expand Housing Choices for all Residents.

## **ANALYSIS**

1119 Poplar Grove Street is a vacant property located in the Winchester neighborhood. The property will be sold to Reverend Horace Smith who currently has a program called GROUP Ministries, which renovates properties into transitional housing for Re-Entry/Ex-Offenders. Rev. Smith has privately purchased and rehabbed 2808 Edmondson Avenue and 1121 Poplar Grove Street for the same use. The property will sold at the appraised value of \$5,000. The subject property is in poor condition and is currently boarded up with limited access. The rear of the subject property has no top exterior wall, the roof is partial collapsed, and there are no front windows.

It is staff's finding that the subject property is surplus and is not needed for public purpose and can be sold. Additionally staff recommends that any reuse proposed for the property by prospective buyers be reviewed to determine if it is permitted by zoning.

Staff has notified the Alliance of Rosemont Community Organizations, Inc.-(ARCO) Concerned Citizens of Rosemont, Coppin Heights Community Development Corporation, Southwestern District Police-Community Relations Council, Winchester Improvement Association, Windsor Hills Neighbors, Inc., and the Western Community Action Center of this action.



**Thomas J. Stosur,  
Director**