


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	CITY COUNCIL BILL #11-0639 / CHAP – REVIEW OF PLANS FOR CITY-OWNED PROPERTY		

TO

DATE:

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

November 10, 2011

The Department of Planning is in receipt of City Council Bill #11-0639, which is for the purpose of extending the period for the Commission's review and report on the proposed reconstruction, alteration, or demolition of City-owned property; correcting, clarifying, and conforming related provisions; and generally relating to historical and architectural preservation.

The Department of Planning feels that the proposed changes are too broad and may have the unintended consequence of unduly delaying or even jeopardizing viable projects. There are many projects that require various approvals before they can proceed (i.e. Site Plan Review, subdivision, storm water management, and BMZA are just a few). Therefore, we offer the below amendment to § 4-9. City-owned structure. (a) Submission of plans to Commission on page 1, in lines 20-25 to read as follows:

"BEFORE THE CITY APPROVES A BUILDING PERMIT for the reconstruction, alteration, or demolition of any structure owned by the Mayor and City Council of Baltimore THAT IS LOCATED IN A HISTORIC DISTRICT OR IS ON THE BALTIMORE CITY LANDMARK LIST, THE AGENCY RESPONSIBLE FOR OVERSEEING THE IMPROVEMENT OR REDEVELOPMENT OF SAID PROPERTY shall[, prior to City action approving or otherwise authorizing the use of such plans, be referred by the agency having responsibility for the preparation of such] REFER THE plans to the Commission for a report.

Additionally, we recommend that one page 2, in line 3, the time period for the report under §4-9 (b) (1) should be amended to 60 days as opposed to 90 days. We feel that two months is sufficient time period to prepare the report.

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

TJS/WA

Attachment

cc: Ms. Kaliope Parthemos, Deputy Mayor
 Mr. Peter O'Malley, Chief of Staff
 Ms. Angela Gibson, Mayor's Office
 The Honorable Bill Henry, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Kathleen Kotarba, Exec. Dir. CHAP
 Mr. Donald Kann, CHAP Chair
 Ms. Nikol Nabors-Jackson, DHCD
 Mr. Nicholas Blendy, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Karen Randle, Council Services