7	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of	
0	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET	BALTIMORE  MEMO	NAMORE AND
L	SUBJECT	CITY COUNCIL BILL #20-0523/ CITY STREETS – CLOSING – A PORTION OF WEST 24 <sup>TH</sup> STREET	IVI E IVI O	1797

TO

The Honorable President and Members of the City Council

City Hall, Room 400

100 North Holliday Street

DATE:

April 29, 2020

The Department of Planning is in receipt of City Council Bill #20-0523, which is for the purpose of condemning and closing a 13.5 foot wide portion of West 24th Street, as shown on Plat 330-A-27A in the Office of the Department of Transportation; and providing for a special effective date.

The Department of Planning recommends approval of City Council Bill #20-0523. The Planning Commission reviewed this proposed street closing, and found that there was no further need for this portion of the right-of-way, and recommended its closure.

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

#### CR/ewt

cc: Mr. Nicholas Blendy, Mayor's Office

Mr. Matthew Stegman, Mayor's Office

Ms. Nina Themelis, Mayor's Office

The Honorable Edward Reisinger, Council Rep. to Planning Commission

Mr. Colin Tarbert, BDC

Mr. Derek Baumgardner, BMZA

Mr. Geoffrey Veale, Zoning Administration

Ms. Stephanie Murdock, DHCD

Ms. Elena DiPietro, Law Dept.

Mr. Francis Burnszynski, PABC

Mr. Liam Davis, DOT

Ms. Natawna Austin. Council Services

Mr. Dominic McAlily, Council Services

Ms. Caroline Hecker, Attorney for Applicant

5	NAME & TITLE	CHRIS RYER, DIRECTOR
0	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
LL	SUBJECT	STREET CLOSING /2400 SISSON STREET

CITY of BALTIMORE





DATE:

October 25, 2019

Mr. Steve Sharkey, Director Department of Transportation 417 East Fayette Street, Benton Building 5<sup>th</sup> Floor

This is to inform you that on October 24, 2019, the Planning Commission recommended approval of the partial closing of 24<sup>th</sup> Street. A copy of the staff report is attached. The purpose of this closure is part of a land exchange with the Department of Transportation. The Department of Transportation is taking part of the northern end of 2400 Sisson Steet for improvements to Sisson Street and the Sisson Street Bridge in exchange for the closure of portion of the sidewalk on 24<sup>th</sup> Street

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

## CR/ewt

TO

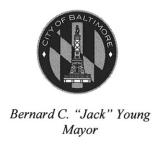
### attachment

cc: Ms. Marcia Collins, DPW

Mr. David Framm, DOT

Mr. Francis Burnszynski, PABC

David Swirnow Caroline Hecker



# **PLANNING COMMISSION**

Sean D. Davis, Chairman

### STAFF REPORT



October 24, 2019

**REQUEST**: <u>Street Closing/Closing a Portion of West 24<sup>th</sup> Street, West of Sisson Street for SBS 2400 Sisson LLC</u>

**RECOMMENDATION**: Approval

STAFF: Ivor Quashie

**PLANNING DISTRICT:** Northern

**PETITIONER:** Caroline Hecker on behalf of SBS 2400 Sisson, LLC

OWNER: SBS 2400 Sisson, LLC

# SITE/GENERAL AREA

<u>Site Conditions</u>: The portion of 24<sup>th</sup> Street to be closed is on the north side of 24<sup>th</sup> Street sidewalk between Hampden Avenue and Sisson Street.

<u>General Area</u>: The property is located in the Remington neighborhood, in an area with a mixture of row homes to the south and industrial uses to the north and east. The site is bounded by the CSX railroad tracks to the west.

## **HISTORY**

There are no prior Planning Commission actions for this site.

#### **ANALYSIS**

<u>Proposal</u>: Swirnow Building Systems is relocating from 2801 Sisson Street to 501 West 23<sup>rd</sup> Street and 2400 Sisson Street. The project proposes to close a certain portion of West 24th Street which will be conveyed to Swirnow Building Systems. The City is purposing to convey a portion of the sidewalk of 24<sup>th</sup> Street in exchange for a portion of Sisson Street to the north of the building for street and bridge improvements. The southwest side of the building facing 24<sup>th</sup> Street will have landscaping between the building and the fence. The eight parking spaces facing the homes on 24<sup>th</sup> Street will be screened appropriately.

<u>Community Notification</u>: The Greater Remington Improvement Association, Remington Neighborhood Alliance, property owners directly across 24th Street, and City Councilman Robert Stokes have been notified of this action.

Chris Ryer Director