

FROM

NAME & TITLE	CHRIS RYER, DIRECTOR
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
SUBJECT	CITY COUNCIL BILL #20-0523/ CITY STREETS – CLOSING – A PORTION OF WEST 24 TH STREET

CITY of
BALTIMORE
MEMO



DATE:

April 29, 2020

TO

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

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

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	STREET CLOSING /2400 SISSON STREET		

TO Mr. Steve Sharkey, Director
 Department of Transportation
 417 East Fayette Street, Benton Building 5th Floor

DATE: October 25, 2019

This is to inform you that on October 24, 2019, the Planning Commission recommended approval of the partial closing of 24th 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 24th 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

attachment

cc: Ms. Marcia Collins, DPW
 Mr. David Framm, DOT
 Mr. Francis Burnszynski, PABC
 David Swirnow
 Caroline Hecker



Bernard C. "Jack" Young
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Chris Ryer
Director

October 24, 2019

REQUEST: Street Closing/Closing a Portion of West 24th Street, West of Sisson Street for SBS 2400 Sisson LLC

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

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

General Area: 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

Proposal: Swirnow Building Systems is relocating from 2801 Sisson Street to 501 West 23rd 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 24th 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 24th Street will have landscaping between the building and the fence. The eight parking spaces facing the homes on 24th Street will be screened appropriately.

Community Notification: 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