


<b>FROM</b>	<b>NAME &amp; TITLE</b>	DOUGLAS B. MCCOACH, III - DIRECTOR <i>DBM</i>	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	<b>SUBJECT</b>	CITY COUNCIL BILL #08-0099/SALE OF CITY PROPERTY- SES ROLAND HEIGHTS AVENUE & SWC EVANS CHAPEL ROAD- BLOCK 4917, LOT 18		

DATE:

**TO**

June 2, 2008

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

At its regular meeting of May 29, 2008 the Planning Commission considered City Council Bill #08-0099, 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 located at SES Roland Heights Avenue SWC Evans Chapel Road. This city owned portion of land is approximately 4,998 square feet in size and will allow the property to be sold to the owners of the adjacent property, 1007 Roland Heights Avenue.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #08-0099 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0099 be passed by the City Council.

If you have questions, please contact Mr. Gary Cole, Deputy Director at 410-396-8337.

DBM/GC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Mayor's Office
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Ms. Jennifer Coates, Council Services
- Ms. Danise Bowden, Department of Real Estate

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## PLANNING COMMISSION

### STAFF REPORT

May 29, 2008

**REQUEST:** CCB 08-0099 Sale of Property - SES Roland Heights Ave. SWC Evans Chapel Road (Block 4917, Lot 18)

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 SES longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Melvin Hicks

**PETITIONER:** Mayor & City Council

**OWNER:** Mayor & City Council

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

Site Conditions: The subject site is currently an unimproved lot. The City owned property is approximately 4,998 ± square feet in size and it is zoned R-5.

General Area: The subject area is located in the North Baltimore in the Hoes Heights neighborhood. The property resides on the corner of Roland Heights Avenue and Evans Chapel Road.

#### **HISTORY**

There have been no previous Planning Commission actions pertaining to the subject site.

#### **CONFORMITY TO PLANS**

This property is not within an Urban Renewal Plan area. This proposal is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City.

#### **ANALYSIS**

City Council Bill #08-0099 authorizes the sale of the property located at SES Roland Heights Avenue SWC Evans Chapel Road. This unimproved property is considered surplus by the Mayor & City Council of Baltimore. This triangular shaped City owned portion of land is approximately 4,998 ± square feet in size. This bill is the required legislation that will allow the property to be sold to Stephen S. Scalf, Sr., and Marianne Weber, the owner of the adjacent property 1007 Roland Heights Avenue. The adjoining property owners plan to landscape and consolidate the City-owned property with their existing property to yield additional side yard onto the easterly portion of their property. Although the potential purchaser potentially has ample area to construct

a single family detached home on the site (in accordance with R-5 bulk regulations), however, the sale will be subject to the parcel remaining open space and no improvements may be done on the site.

Therefore, it is staff's findings that the aforementioned property Lot 18 of Block 4917 property is no longer needed for public use and can be sold.

Staff has notified Hoes' Heights Improvement Association, Inc., Baltimore City Department of Real Estate and City Council Representative of this action.

A handwritten signature in black ink, appearing to read 'D B McCoach, III'. The signature is written in a cursive style with a large initial 'D' and 'B'.

**Douglas B. McCoach, III**  
**Director**

**CITY OF BALTIMORE  
COUNCIL BILL 08-0099  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Comptroller (Department of Real Estate)  
Introduced and read first time: April 14, 2008  
Assigned to: Taxation, Finance and Economic Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Baltimore City Parking Authority Board, Department of Real Estate, Department of Finance, Board of Estimates

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – SES Roland Heights Avenue SWC Evans Chapel Road**  
3 **(Block 4917, Lot 18)**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public  
5 or private sale, all its interest in certain property known as SES Roland Heights Avenue  
6 SWC Evans Chapel Road (Block 4917, Lot 18) and no longer needed for public use; and  
7 providing for a special effective date.

8 BY authority of  
9 Article V - Comptroller  
10 Section 5(b)  
11 Baltimore City Charter  
12 (1996 Edition)

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in  
14 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either  
15 public or private sale, all the interest of the Mayor and City Council of Baltimore in the property  
16 known as SES Roland Heights Avenue SWC Evans Chapel Road (Block 4917, Lot 18), and  
17 more particularly described as follows:

18 The subject parcel (Block 4917, Lot 18) is an unimproved lot,  
19 containing 4,998± square feet, this property being no longer needed for public use.

20 **SECTION 2. AND BE IT FURTHER ORDAINED**, That no deed may pass under this Ordinance  
21 unless the deed has been approved by the City Solicitor.

22 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it  
23 is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.



0.05      0      0.05      0.1 Miles



City Council Bill # 08-0099/Sale of Property  
SES Roland Heights Ave. SWC Evans Chapel Rd.  
Block 4917, Lot 18

Planning Commission  
May 29, 2008